



22 Wellington Street, Lurgan, BT67 9AD

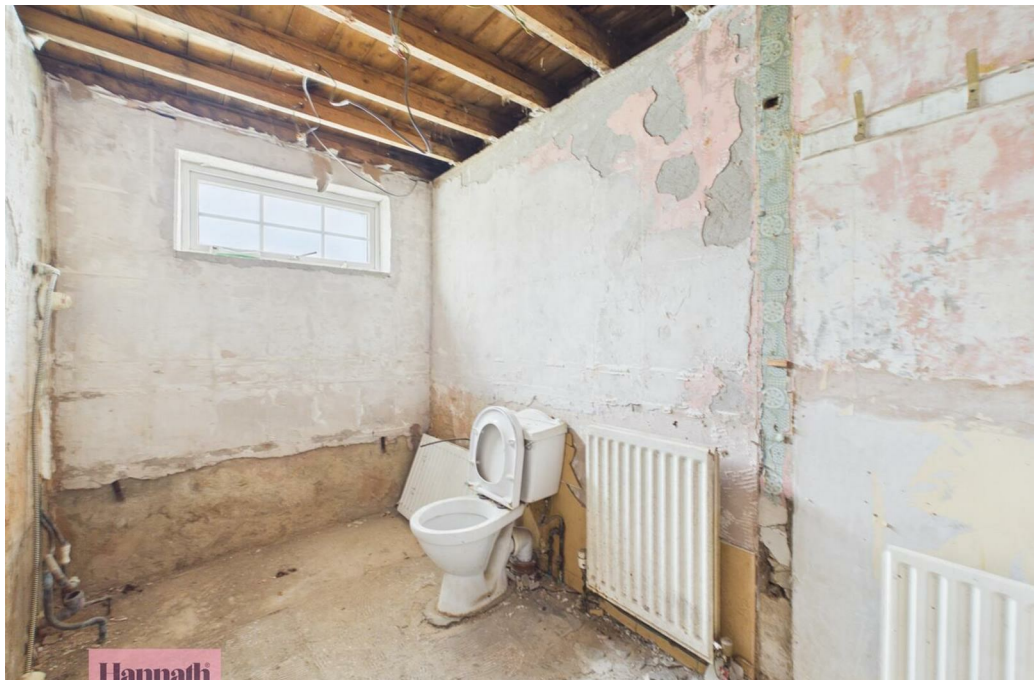
Offers Over £85,000

- Cash Buyers Only
- Three Bedroom Townhouse
- Excellent Opportunity for Investors, Developers, or First-Time Buyers Seeking a Rewarding Refurbishment Project
- Viewing Strictly via Agent
- Yard to Rear
- Situated Near Craigavon Area Hospital, Rushmere Shopping Centre, Craigavon Omniplex, South Lake Leisure Centre, Portadown Town Centre, Schools, Restaurants, Nightlife and Other Local Amenities as well

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(82 plus) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
Northern Ireland	EU Directive 2002/91/EC	

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Hannath Estate Agents are delighted to welcome this three-bedroom terraced home. It is in need of renovation throughout, offering purchasers the chance to modernise and add value to a property with great potential. Internally, the accommodation extends over two floors and provides a flexible layout suitable for a range of buyers once completed.



Lounge

9'8" x 26'4"

Kitchen/Dining

12'11" x 10'2"

Bathroom

6'0" x 10'6"

Master Bedroom

12'3" x 10'9"

Bedroom Two

7'6" x 11'11"

Bedroom Three

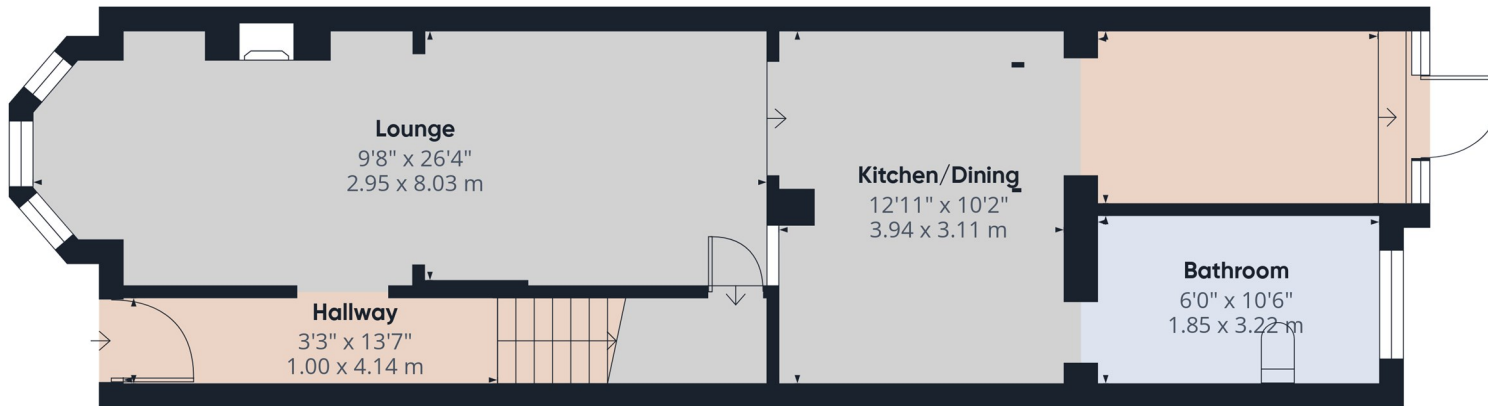
6'6" x 10'4"

Hallway

3'3" x 13'7"

Landing

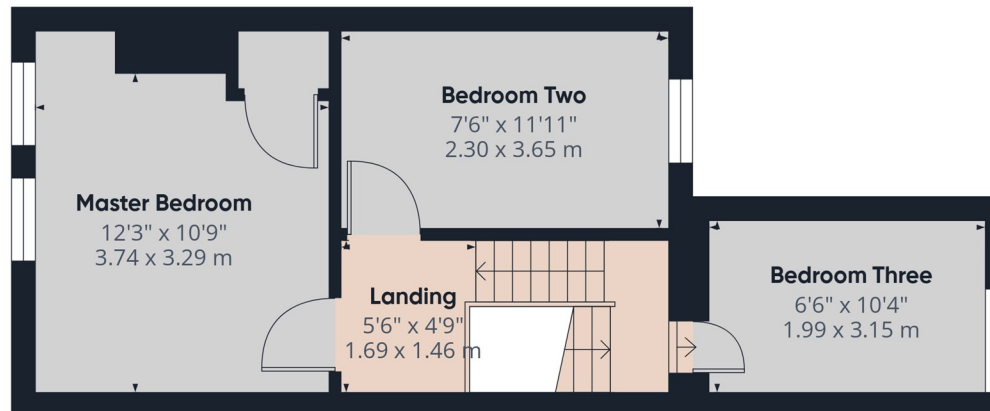
5'6" x 4'9"



Ground Floor

Approximate total area⁽¹⁾

928 ft²
86.2 m²



Floor 1

(1) Excluding balconies and terraces

Calculations reference the RICS IPMS 3C standard. Measurements are approximate and not to scale. This floor plan is intended for illustration only.

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