



## 16 Wellington Street, Lurgan, BT67 9AD

Offers Over £80,000

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

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus)	A		
(81-91)	B		
(69-80)	C		
(55-68)	D		66
(39-54)	E	41	
(21-38)	F		
(1-20)	G		
Not energy efficient - higher running costs			
Northern Ireland		EU Directive 2002/91/EC	

# 16 Wellington Street, Lurgan BT67 9AD

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**

9'7" x 13'7"

**Dining Room**

10'0" x 12'0"

**Kitchen**

12'11" x 9'5"

**Utility**

5'3" x 11'11"

**WC**

6'2" x 6'8"

**Master Bedroom**

13'2" x 10'8"

**Bedroom Two**

7'6" x 12'0"

**Bathroom**

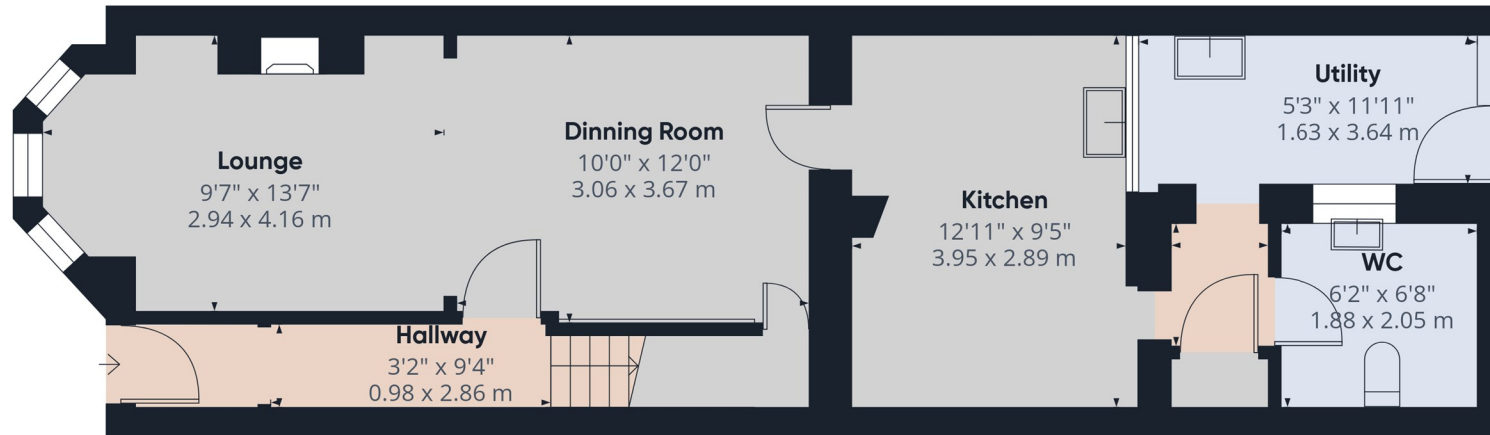
6'3" x 9'11"

**Landing**

5'4" x 5'1"

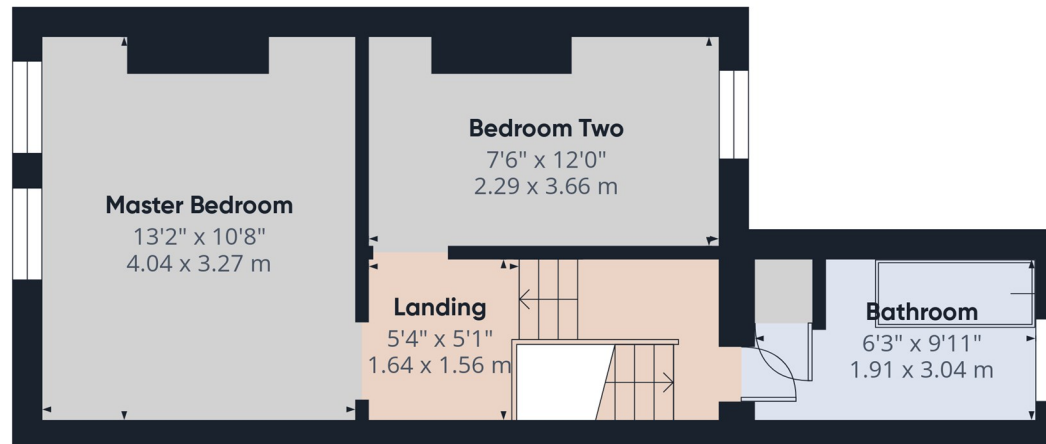
**Hallway**

3'2" x 9'4"



Ground Floor

Approximate total area<sup>(1)</sup>  
895 ft<sup>2</sup>  
83.2 m<sup>2</sup>



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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