



12 Balteagh Avenue, Craigavon, County Armagh, BT64 1AR

Offers Over £169,950

- Spacious Three Bedroom Semi Detached Family Home
- Large Lounge with Plenty of Natural Light
- Three Well Proportioned Bedrooms
- Fully Enclosed & Private Large Rear Garden
- Approximately 1,000 sq.ft.
- Open Plan Kitchen/Dining Area with an Array of High & Low Fitted Units & Integrated Appliances
- Four Piece Family Bathroom Suite
- Suitable for Co-Ownership
- Downstairs WC
- Oil Fired Central Heating

Hannath

Approximate total area⁽¹⁾
528 ft²
49.1 m²

(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.

GIRAFFE360

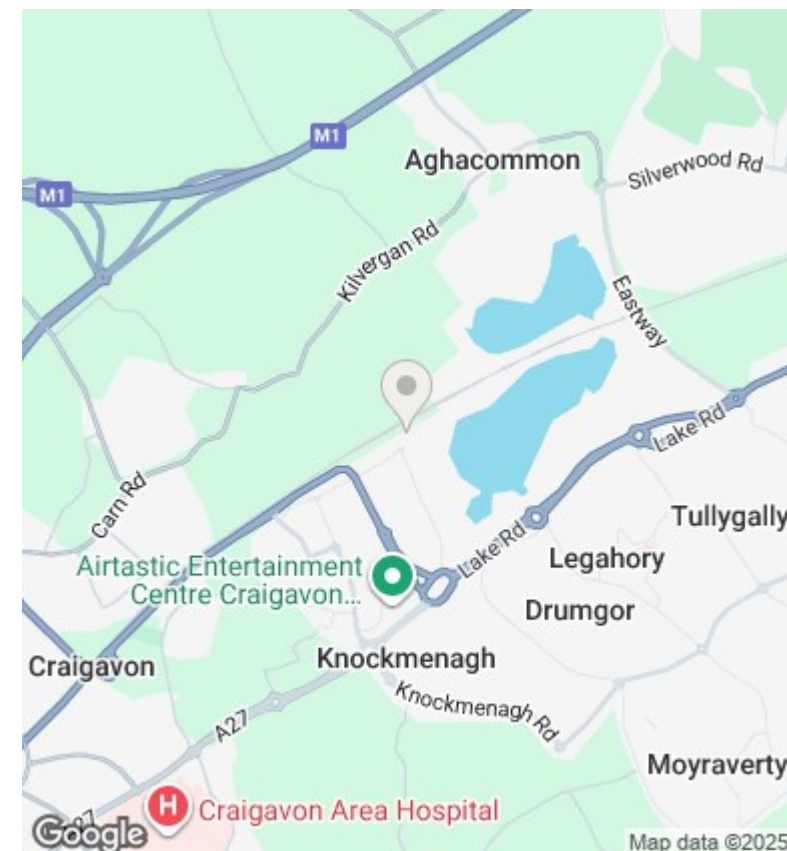
Ground Floor

Lounge
12'4" x 17'2"
3.78 x 5.24 m

Kitchen/Dining
19'5" x 10'1"
5.92 x 3.10 m

Hallway
3'8" x 17'1"
1.13 x 5.23 m

WC
2'6" x 6'6"
0.79 x 1.98 m



Directions

Popular development off the Lakeview Road, Craigavon. Located conveniently close to the popular Rushmere shopping centre, Craigavon lakes, Omniplex cinema and various parks and recreational areas. Portadown and Lurgan town centres are also in close proximity leaving close access to schools, bars, restaurants and local amenities.

Viewings

Viewings by arrangement only. Call 02838 399911 to make an appointment.

Council Tax Band

Northern Ireland

EPC Rating:

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 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	