



15 Bracken Hall, Portadown, County Armagh, BT63 5XG

Asking Price £225,000

- Spacious Four Bedroom Semi-Detached Property
- Utility & Downstairs WC
- Double Glazing Sash Windows
- Viewing is Strictly via Agent
- Large Lounge Featuring Wood Burning Stove
- Master Bedroom with an En-Suite & Three Further Bedrooms
- Fully Enclosed Rear Garden
- Bespoke Kitchen with Luxury Kitchen Units & Integrated Appliances
- Four Piece Family Bathroom Suite
- Mains Gas Fired Central Heating System with a High Energy Boiler

Hannath

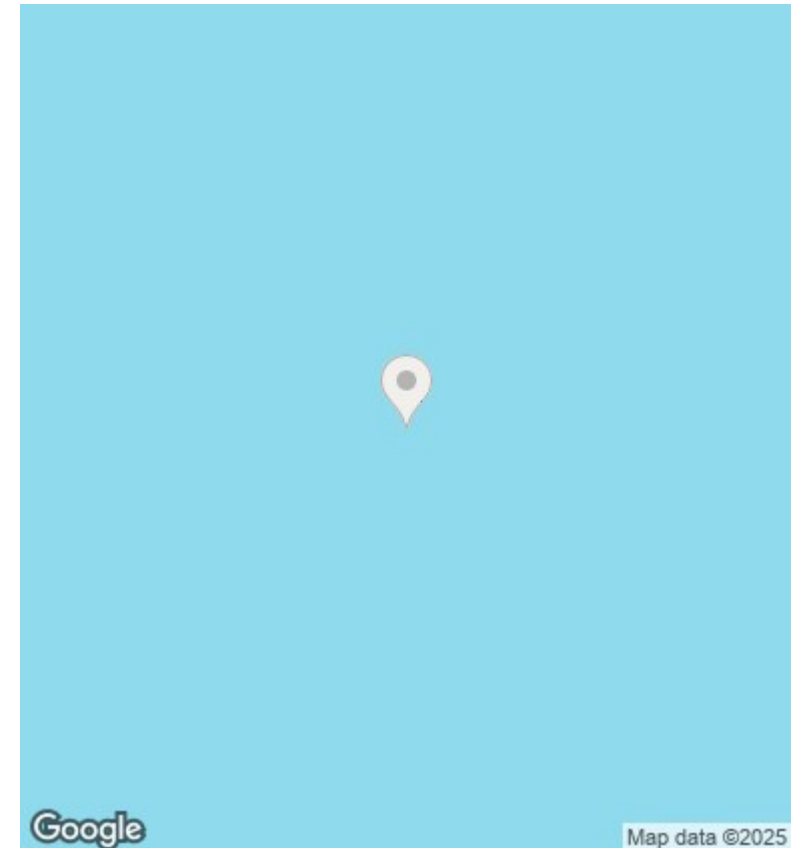
Approximate total area⁽¹⁾
566 ft²
52.6 m²

(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

Floor 1



Directions

Viewings

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

Council Tax Band

Northern Ireland

EPC Rating:

B

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B	83	83
(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	