



3 Carrickblacker Avenue, Portadown, Craigavon, County Armagh,

BT62 5PP

Asking Price £120,000

- Three Bedroom Townhouse
- Lounge Including a Open Fireplace
- Downstairs Bathroom
- Three Well Proportioned Double Bedrooms
- 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
- Viewing Strictly via Agent
- Open Plan Modern Kitchen/Dining with an Array of Sleek Fitted Units and Integrated Appliances
- Oil Fired Central Heating

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus)	A		
(81-91)	B		
(69-80)	C		
(55-58)	D		
(39-54)	E		
(21-38)	F		
(1-20)	G		
Not energy efficient - higher running costs			
Northern Ireland		61	69
EU Directive 2002/91/EC			

3 Carrickblacker Avenue, Craigavon BT63 5BB

Hannah Estate Agents are delighted to welcome to the market this charming three-bedroom townhouse. As you step inside, there is a welcoming lounge with an open fireplace, bright open-plan kitchen/dining, and a convenient ground-floor bathroom perfect for those that may have mobility restrictions. Upstairs sit three well-sized double bedrooms.



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Hallway

13'10" x 3'10"

Wooden floor & radiator

Lounge

9'9" x 12'10"

Wooden floor, open fireplace & radiator

Kitchen/Dining

11'8" x 14'1"

High & low level units, integrated oven & extractor fan and radiator

Bathroom

7'8" x 7'6"

Three piece family suite comprising of; bath, low flush WC, pedal wash hand basin with tiled splashback, partially tiled & radiator

Landing

8'6" x 5'5"

Carpet & access to roof space

Master Bedroom

10' x 17'5"

Carpet & radiator

Bedroom Two

11'7" x 11'5"

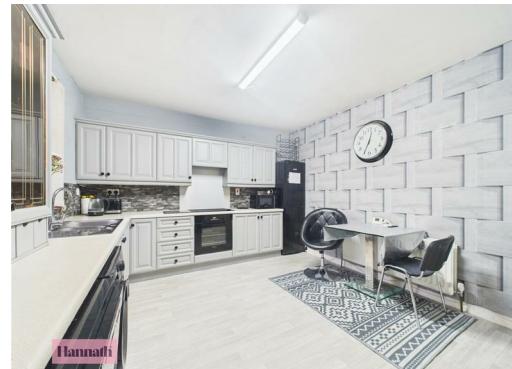
Carpet & radiator

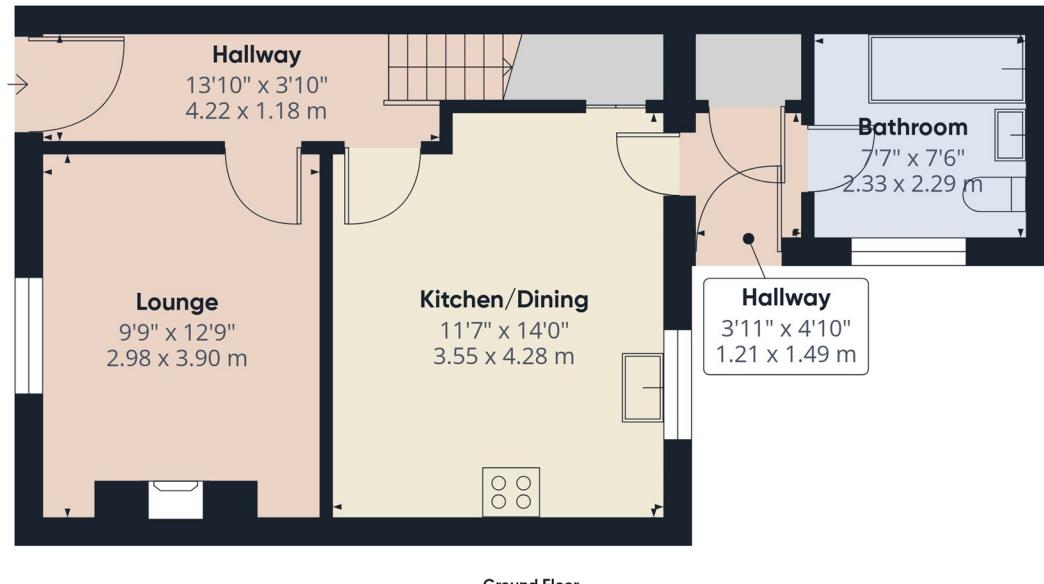
Bedroom Three

11'10" x 7'6"

Carpet & radiator







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Approximate total area⁽¹⁾

878 ft²

81.7 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.

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