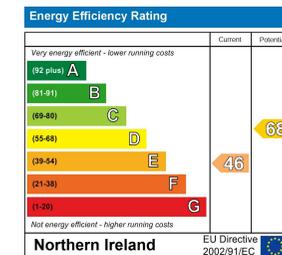




13 Oakleigh Park, Portadown, Craigavon, BT62 3QF

Asking Price £144,950

- Three-bedroom semi-detached home
- Modern three-piece bathroom suite
- Downstairs w.c.
- Convenient location
- Two reception rooms including lounge with feature fireplace
- Economy Seven central heating
- Single Garage
- Fitted kitchen with a range of wall and base level units
- Double glazed windows
- Enclosed rear garden



13 Oakleigh Park, Craigavon BT62 3QF

Hannath are pleased to bring to the market this three-bedroom semi-detached dwelling with garage located just off the Brownstown road in Portadown. It is sure to feature high on the wish list of first time buyers and investors alike.

Well-presented throughout this property benefits a lounge, dining room, fitted kitchen with wall and base level units, ground floor WC, a three-piece bathroom suite.

Located conveniently to Portadown town centre leaving close access to schools, bars, restaurants and local amenities. Craigavon is also a short drive away with benefits the popular Rushmere shopping centre, Omniplex cinema and various parks and recreational areas.



Hallway

6'10x15'1

The entrance features traditional wooden front door framed by a glazed panel, creating a bright and inviting space that leads through to the main hallway.

Living Room

12'9x12'1

This spacious living room benefits from a large bay window that floods the room with natural light, paired with soft neutral walls and carpet. The room is centred around an elegant fireplace with a dark wood mantel, providing a cosy focal point, complemented by classic-style furniture and warm lighting.

Dining Room

11'3x11'0

The dining room offers a peaceful setting overlooking the garden through a large window. It features a patterned carpet and neutral walls, with a classic feature fireplace providing a charming feature. The room is spacious creating a perfect space for family meals and entertaining.

Kitchen

10'0x8'3

The kitchen has a practical layout with plenty of storage in wall and base units. The room features a wood-panelled ceiling, tiled splashbacks, and a vinyl floor with a light neutral pattern.

Landing

8'7x5'6

The landing upstairs is carpeted in a light neutral tone and lit by natural light from a window. It provides access to the bedrooms and bathroom, with white painted doors and simple decor creating a calm and clean space.

Bathroom

8'4x6'1

The bathroom is bright and fresh. It features a glass-enclosed shower, a vanity unit with storage beneath a basin and a toilet. Contemporary chrome fixtures and a towel rail add to the modern feel of the space.

Bedroom 1

14'5x11'5

The main bedroom is a sizeable and inviting space with a large bay window allowing natural light to fill the room. It is carpeted in a warm tone with soft peach walls.

Bedroom 2

11'4x11'0

A smaller bedroom featuring neutral walls and light carpeting

Bedroom 3

8'3x8'1

This bedroom is softly decorated in pale pink walls with light carpeting. It accommodates a double bed

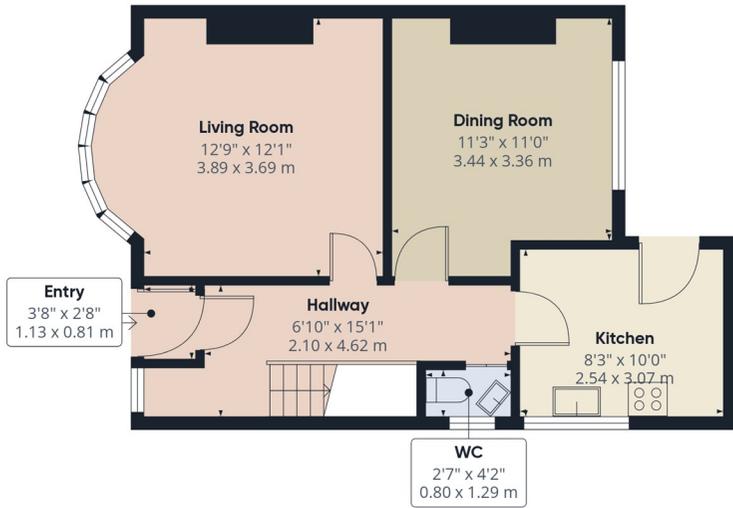
Garage

17'9x9'0

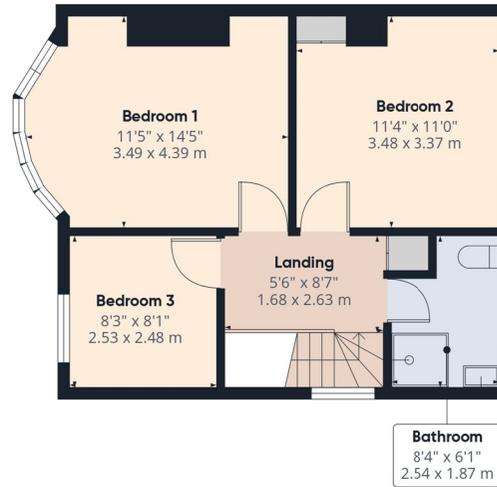
A detached garage with a brown up-and-over door sits conveniently at the side of the property, providing additional storage space.

Rear Garden

The rear garden features a well-maintained lawn bordered by mature shrubs and flowering plants. A paved path runs through the garden, which also benefits from a concrete patio area near the house, offering a pleasant outdoor space for relaxation and gardening.



Ground Floor Building 1



Floor 1 Building 1



Ground Floor Building 2

Hannath®

Approximate total area⁽¹⁾

1105 ft²
102.8 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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