



262 Churchill Park, Portadown, Armagh, BT62 1EX

£114,950

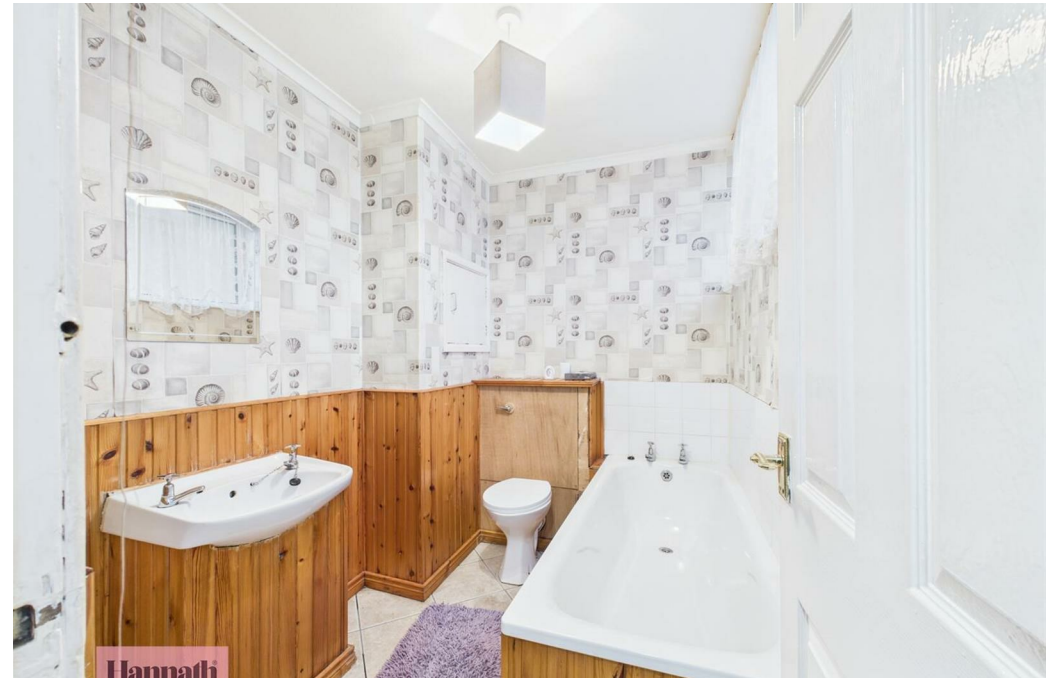
- Extended four bedroom end terrace of c.1033 sq ft
- Spacious Living Room
- Master bedroom on ground floor with wet room
- Three piece bathroom suite
- PVC double glazed windows and external doors
- Low maintenance front and rear gardens
- Open kitchen / dining area
- Gas fired heating
- Early viewings come highly recommended

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) <b>A</b>		
(81-91) <b>B</b>		
(69-80) <b>C</b>		
(55-68) <b>D</b>	64	74
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
Not energy efficient - higher running costs		
Northern Ireland EU Directive 2002/91/EC		

# 262 Churchill Park, Portadown BT62 1EX

Hannath are delighted to bring to the market this extended and beautifully presented four bedroom end terrace house. The property is located just off the Garvaghy Road, Portadown. Offering generous living accommodation throughout this property comprising of a spacious living room with a feature fire place and kitchen/diner with an array of wall and base units and a spacious downstairs bedroom with wet room. On the first floor there are three well proportioned bedrooms with a three piece bathroom.

The property is conveniently located to Portadown town centre and benefits from a range local amenities such as local schools, parks, shops and restaurants. Ideal for investors looking to add to the portfolio. Early viewings come highly recommended.



### **Entrance Hall**

7'1x5'10

### **Living Room**

15'0x13'7

### **Kitchen**

19'6x7'10

### **Hallway**

8'6x4'5

### **Bedroom 1**

16'3x10'4

### **Wet Room**

9'1x5'10

### **Landing**

9'2x3'3

### **Bedroom 2**

13'7x8'1

### **Bedroom 3**

10'4x6'7

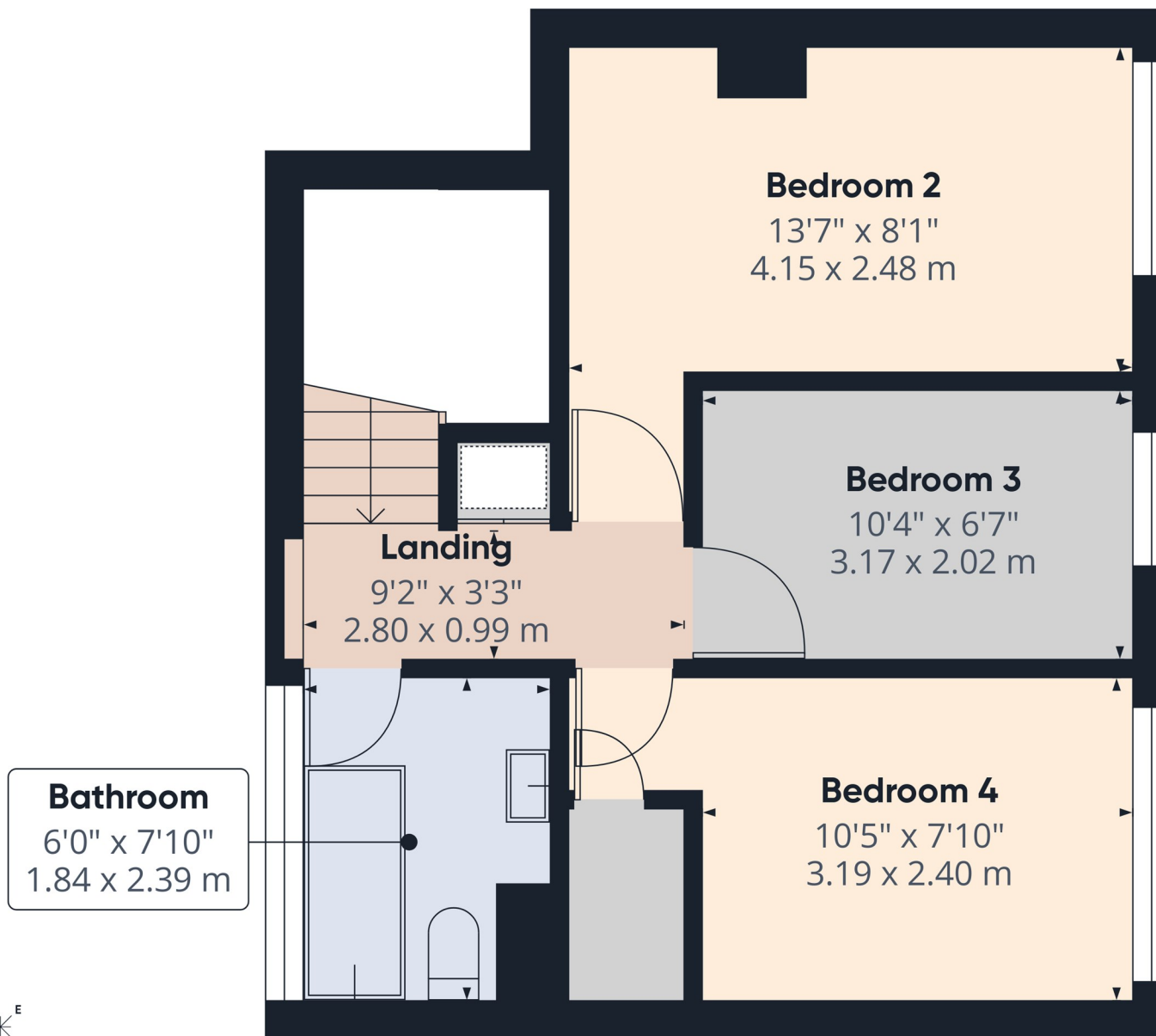
### **Bedroom 4**

10'5x7'10

### **Bathroom**

7'10x6'0





Floor 1

**Approximate total area<sup>(1)</sup>**

367 ft<sup>2</sup>  
34.2 m<sup>2</sup>

(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