



25 Margretta Park, Portadown, Craigavon, BT63 5DF

Asking Price £209,950

- Four Bedroom Semi-Detached Family Home
- Kitchen with a range of high and low level fitted units
- Garage
- Fully enclosed rear garden
- Two generous reception rooms
- Four spacious bedrooms on the first floor
- PVC Double Glazed Windows
- Downstairs bathroom recently renovated
- Three piece bathroom suite
- OFCH with hive heating system

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		46	54
(21-38) F			
(1-20) G			
Not energy efficient - higher running costs			
Northern Ireland		EU Directive 2002/91/EC	

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Hannath welcome to the market this impressive four bedroom semi detached period home situated in this highly sought area, positioned within a quiet cul de sac just off the Killycomain Road, Portadown. This property will undoubtedly be hugely popular with families due to having a range of leading schools in the area.

This spacious family home offers bright and generous living accommodation benefiting from a range of original characteristic features including period doors, wooden panelling, cornicing, stained glass, bay windows and fireplaces. In need of some modernisation, this property has huge potential.

25 Margretta Park further benefits from a large rear garden that captures sun from mid-morning to sunset as well as being positioned within a quiet cul de sac neighbouring Eden Villa Park.



Entrance Hall

15'7x7'1

Original tiled flooring through to carpet, panelled entrance hall, radiator

Living Room 1

12'4x12'3

Feature fireplace, in carpet, radiator

Living Room 2

13'9x12'4

Feature fireplace, in carpet, radiator, patio doors to rear

Bathroom

9'9x5'3

Three piece bathroom suite, electric shower cubicle, wash hand basin, w.c., radiator, vinyl flooring

Dining Room

11'7x9'10

In carpet, radiator

Kitchen

9'10x6'9

Range of high and low level units, space for oven, fridge freezer and washing machine, tiled flooring, back door to rear

Landing

20'4x3'2

In carpet, radiator

Bedroom 1

13'8x12'5

Feature fireplace, in carpet, radiator

Bedroom 2

12'7x12'3

Feature fireplace, in carpet, radiator

Bedroom 3

9'10x9'10

In carpet, radiator, built in wardrobe

Bedroom 4

9'11x7'10

In carpet, radiator

Bathroom

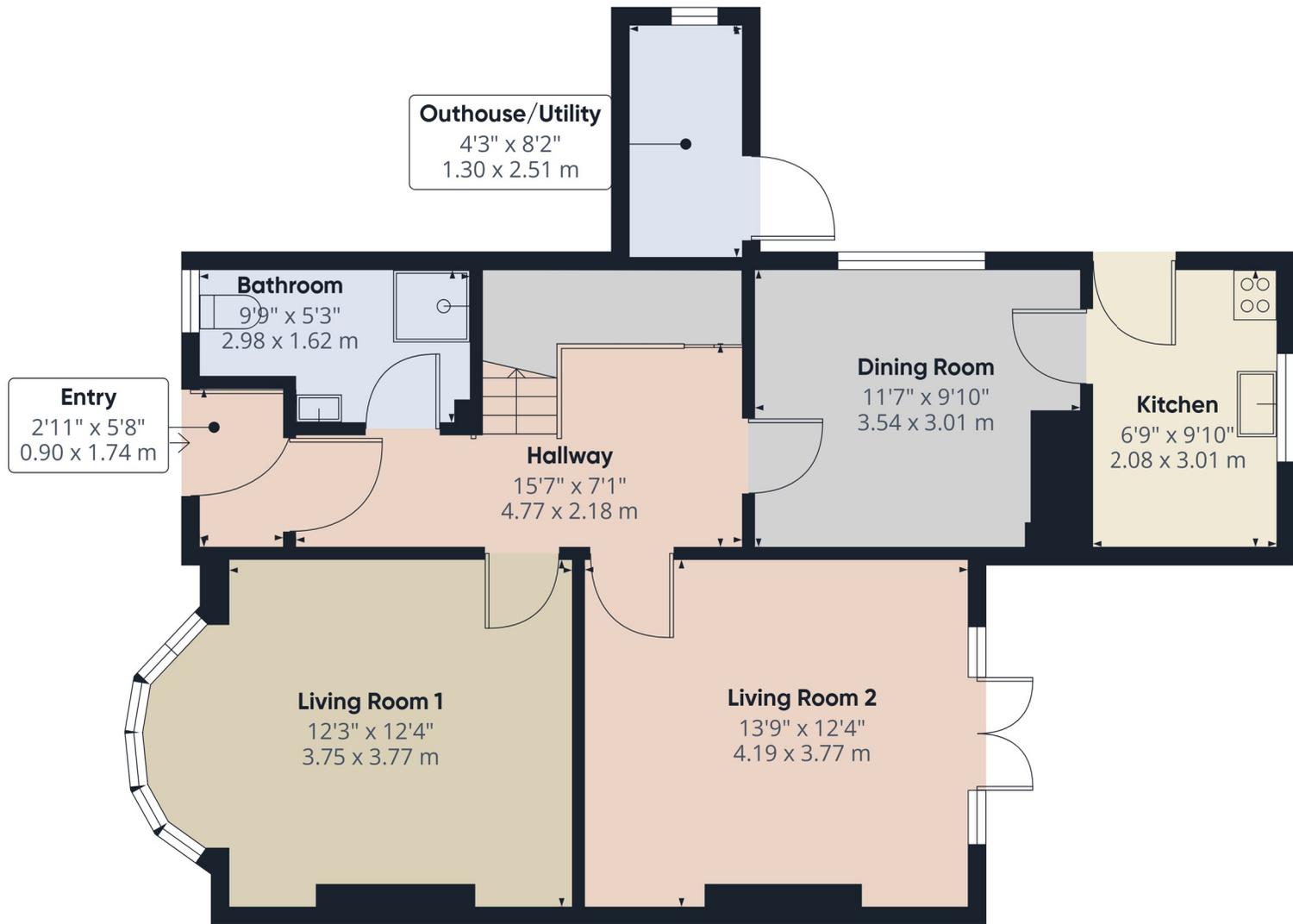
7'6x6'4

Bath, wash hand basin, radiator, carpet, tiled walls

W.C.

6'5x2'10

W.C. in carpet, radiator



Ground Floor

Approximate total area⁽¹⁾
734 ft²
68.2 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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