



101 The Beeches, Portadown, Craigavon, BT62 1AY

£174,950

- Three bedroom semi detached property
- Utility and Downstairs w.c.
- Four piece family bathroom
- situated in a highly popular residential area in a quiet cul de sac just off the Garvaghy Road, Portadown.
- Spacious lounge
- Decking and Terraced area to rear with large enclosed garden
- Gas central heated
- Kitchen/diner with patio doors to rear
- Three spacious bedrooms, master with en-suite
- Tarmac driveway suitable for a number of vehicles

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

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Hannath are delighted to welcome to the market this well presented three bedroom semi-detached property. The property boasts spacious rooms throughout including the main reception room, Kitchen/diner, utility, downstairs w.c., three bedrooms on the first floor including master with en-suite and four piece bathroom suite. This property is situated in a highly popular residential area in a quiet cul de sac just off the Garvaghy Road, Portadown.

We anticipate this home will attract a lot of interest from a variety of buyers and encourage early viewing to avoid disappointment.



Entrance Hall

14'5x9'1

Tiled flooring, radiator, under stairs storage

Living Room

16'7x13'0

Wood laminate flooring, radiator

Kitchen Diner

16'1x11'3

Range of high and low level units, tiled flooring, space for appliances, integrated oven, radiator, patio doors to rear terrace

Utility Room

7'0x5'10

Space for washing machine and tumble dryer, gas boiler, tiled flooring, radiator, back door to rear

Downstairs w.c.

5'11x3'11

Wash hand basin, w.c., tiled flooring, radiator

Landing

8'5x6'9

In carpet, hot press

Bedroom 1

12'11x12'9

In carpet, radiator

En-Suite

9'0x3'6

Three piece suite comprising shower cubicle, wash hand basin, w.c., tiled floor, part tiled walls

Bedroom 2

12'10x11'3

In carpet, radiator

Bedroom 3

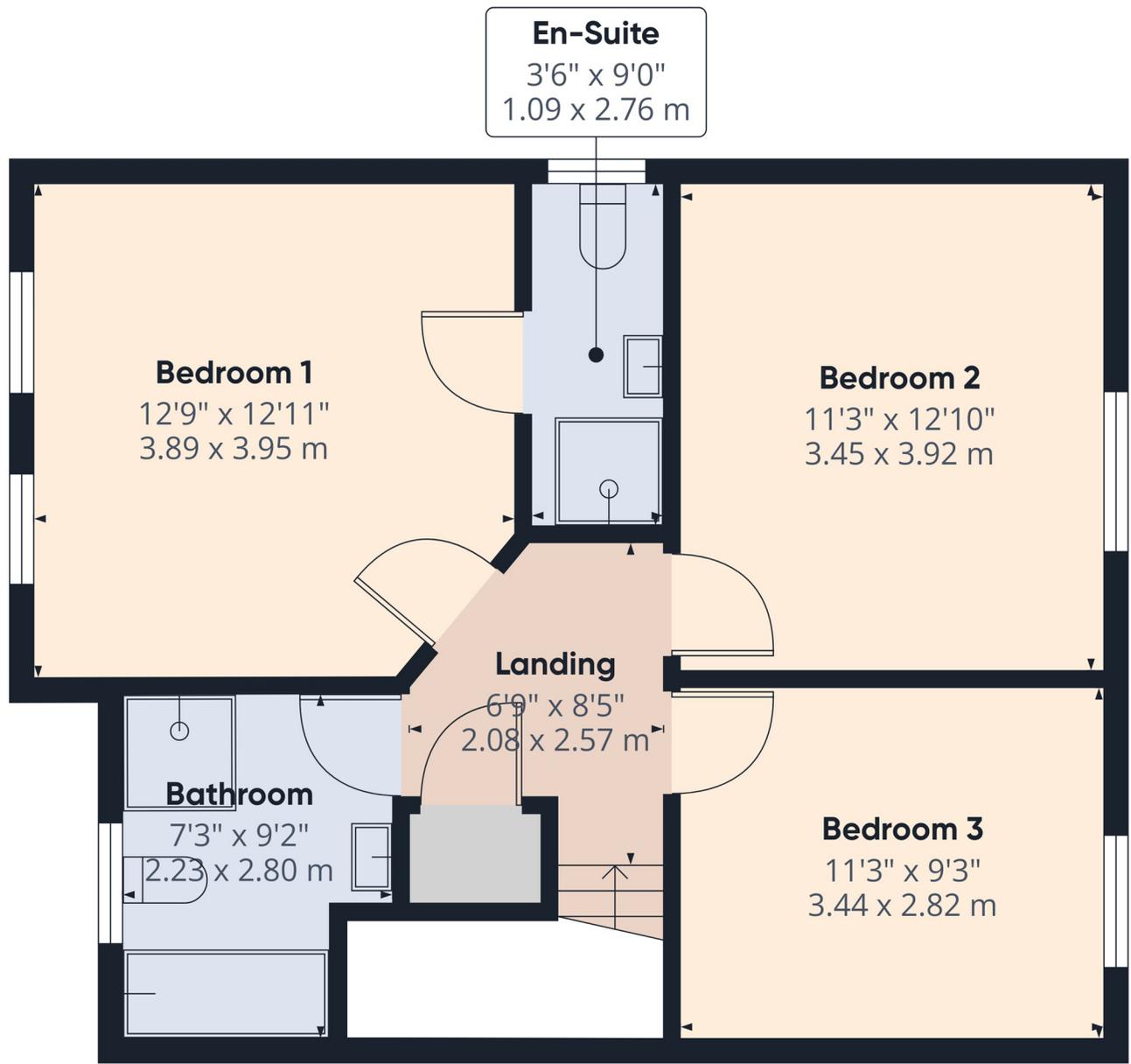
11'3x9'3

In carpet, radiator

Bathroom

9'2x7'3

Four piece suite comprising Shower cubicle, bath, wash hand basin, w.c., tiled flooring, part tiled walls, radiator



Floor 1

Approximate total area⁽¹⁾
570 ft²
53.1 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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