



## 7 Chestnut Terrace, Portadown, Craigavon, BT62 3RQ

Offers In The Region Of £144,950

- Two Bedroom Semi-Detached with Large Rear Garden Overlooking Countryside
- Master Bedroom with Built-in-Wardrobes and a Well Proportioned Second Bedroom
- Oil Fired Central Heating
- Lounge Including a Open Fireplace with Back Boiler
- Four Piece Family Bathroom Suite
- Large Rear Garden Overlooking Countryside
- Modern Kitchen/Dining with an Array of High & Low Fitted Units with Integrated Appliances
- Roof Space Conversion which could be used as Bedroom, Office etc

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D		
(35-54) E		
(21-30) F		
(1-20) G		
Not energy efficient - higher running costs		
Northern Ireland		
EU Directive 2002/91/EC		

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Hannah Estate Agents are excited to unveil this charming two-bedroom semi-detached gem, blending rustic charm with modern convenience. Step into a warm lounge with a timeless open fireplace, then into a sunlit kitchen/dining area featuring modern units & integrated appliances. Upstairs, two spacious double bedrooms and a four-piece bathroom await. The true standout is the private, countryside-facing rear garden—full of potential!



### **Hallway**

5'7" x 12'5"

Tiled floor & radiator.

### **Lounge/Dining**

9'10" x 20'8"

Tiled floor, radiator & open fireplace with back boiler.

### **Kitchen**

7'10" x 14'9"

Tiled floor, high & low level units, integrated oven, extractor fan & electric hobs and radiator.

### **Landing**

3' x 9'5"

Wooden floor & access to roof space.

### **Master Bedroom**

11'3" x 8'10"

Wooden floor, radiator & built-in-wardrobe.

### **Bedroom Two**

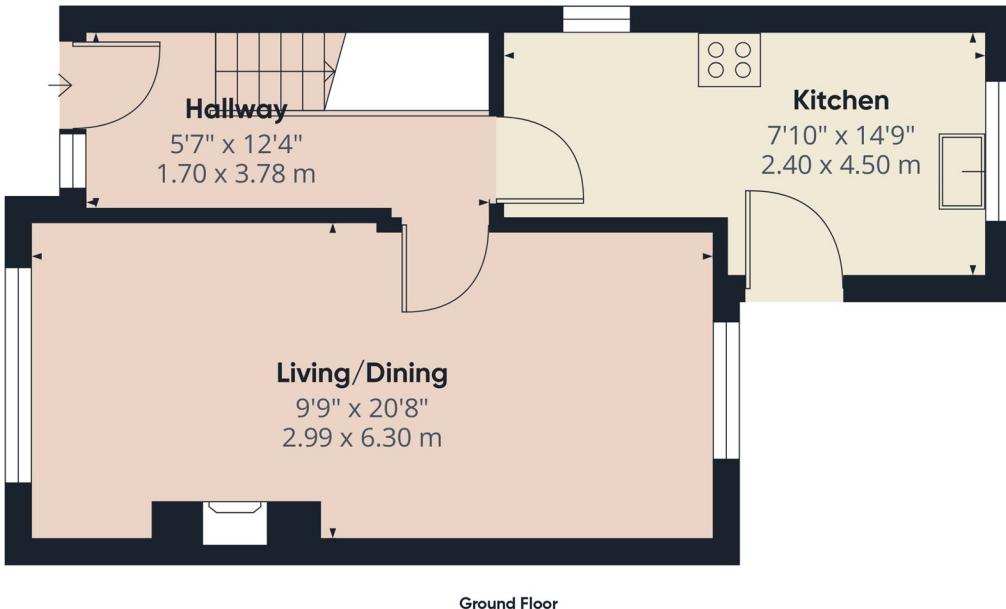
9'4" x 9'6"

Wooden floor, feature wall paneling & radiator.

### **Bathroom**

7'10" x 7'10"

Four piece family suite comprising of; bath, shower, low flush WC, pedestal wash hand basin with tiled splashback, partially tiled & radiator.

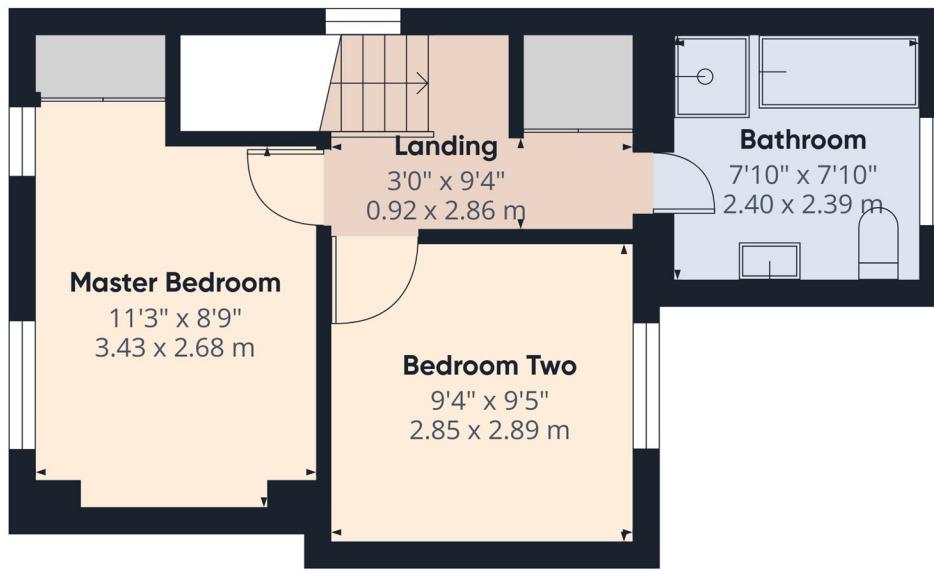


**Hannath®**

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

682 ft<sup>2</sup>

63.4 m<sup>2</sup>



Floor 1

(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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