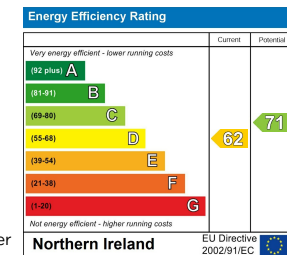




12 Birchdale Manor, Lurgan, Craigavon, BT66 7SY

£165,000

- Three Bedroom Semi-Detached Family Home
- Downstairs WC
- Three Piece Fully Tiled Family Bathroom Suite
- Lounge Featuring an Open Fireplace
- Master Bedroom with a Private En-Suite
- Private Rear Garden Overlooking Countryside
- Large Open Plan Kitchen/Dining with an Array of Fitted Units and Integrated Appliances
- Two Further Well Proportioned Bedrooms
- Situated Near Craigavon Area Hospital, Rushmere Shopping Centre, Craigavon Omniplex, South Lake Leisure Centre, Lurgan Town Centre, Schools, Restaurants, Nightlife and Other Local Amenities as well



12 Birchdale Manor, Craigavon BT66 7SY

Hannath Estate Agents are delighted to welcome this three bedroom semi-detached family home. Stepping inside, you're immediately greeted to a lounge which features an open fireplace. The superb open-plan kitchen and dining area boasts an array of high & low fitted units and integrated appliances. For added practicality, the ground floor also conveniently hosts a well-appointed WC. Ascending to the first floor, there is a master bedroom complete with its own private en-suite, two further well-proportioned bedrooms & a three-piece fully tiled family bathroom suite beautifully completes the first-floor accommodation. The rear garden offers low maintenance, privacy and countryside views!



Entry

4'6" x 4'9"

A welcoming entryway featuring a tiled floor and a large window that invites natural light, creating a bright and airy feel as you enter.

Hallway

6'9" x 15'8"

The hallway is spacious and light, with tiled flooring extending from the entry. It leads to various rooms and the staircase, featuring neutral walls and a well-lit, open atmosphere.

Living Room

11'4" x 15'7"

A comfortable living room with a cosy feel, highlighted by a traditional fireplace set against a feature wall painted in a muted purple tone. The room benefits from plenty of natural light through the front-facing windows and is spacious enough to accommodate multiple seating options.

Kitchen/Dining

18'2" x 9'9"

The kitchen and dining area combine to create a bright, open space. The kitchen is equipped with white cabinetry and integrated appliances, set against tiled flooring and walls in neutral shades. The dining space comfortably holds a table for six, with French doors leading to the living room, and windows that fill the room with daylight.

WC

2'9" x 5'4"

A compact but fresh WC on the ground floor, fitted with a pedestal wash basin and finished with simple, clean white walls.

Landing

3'6" x 8'11"

The landing is bright and neutral, carpeted for comfort with white

balustrades that add a traditional touch. It provides access to the bedrooms, bathroom, and staircase.

Master Bedroom

11'4" x 10'10"

The master bedroom is a restful space painted in a calming pale blue, with dual windows that allow plenty of daylight. It features a carpeted floor and an en-suite shower room for added convenience.

En-Suite

5'8" x 5'6"

The en-suite bathroom is compact and practical, fitted with a corner shower cubicle, wash basin, and WC, finished in neutral tones for a clean look.

Bedroom Two

8'7" x 10'7"

Bedroom two offers a window that overlooks the rear garden. The room is carpeted and suitable for use as a double or single bedroom.

Bedroom Three

9'5" x 8'7"

A smaller bedroom with neutral walls and carpet, this room benefits from a window that brings in natural light, perfect for a nursery, guest room, or study.

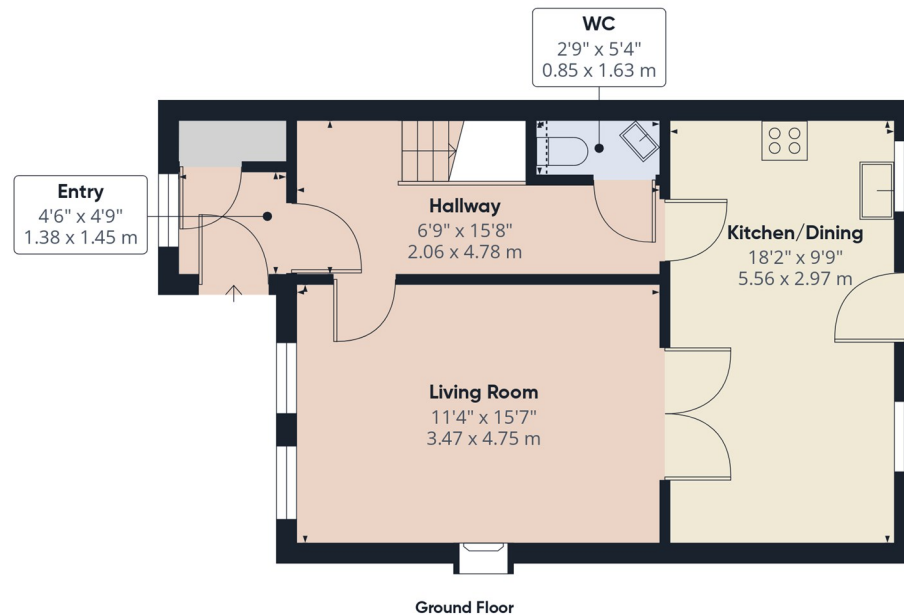
Bathroom

6'8" x 10'6"

The main bathroom is spacious and well-lit, decorated in soft blues and whites. It offers a bath, pedestal wash basin, and WC, with a window providing natural light and ventilation.

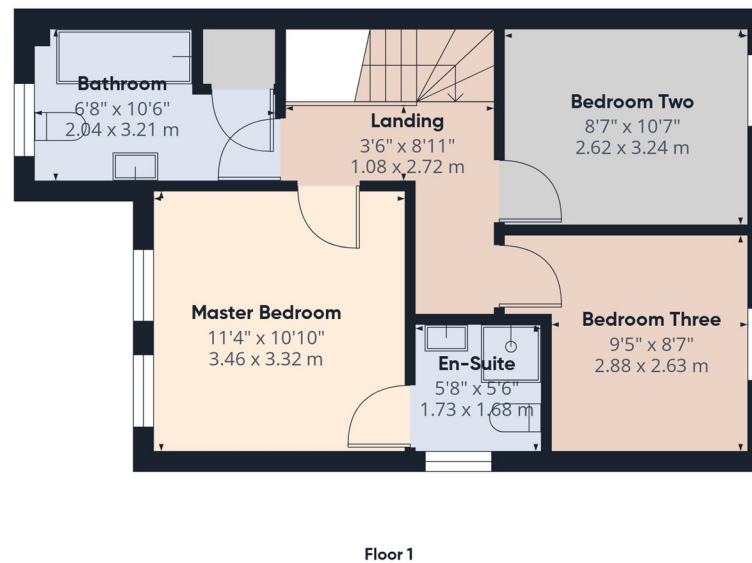
Rear Garden

The rear garden features a paved patio area ideal for outdoor dining or relaxing, bordered by a tall wooden fence for privacy. Beyond the fence, open green fields create a peaceful backdrop, and there is a garden shed for storage.



Approximate total area⁽¹⁾
954 ft²
88.6 m²

Reduced headroom
1 ft²
0.1 m²



(1) Excluding balconies and terraces

Reduced headroom
..... Below 5 ft/1.5 m

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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