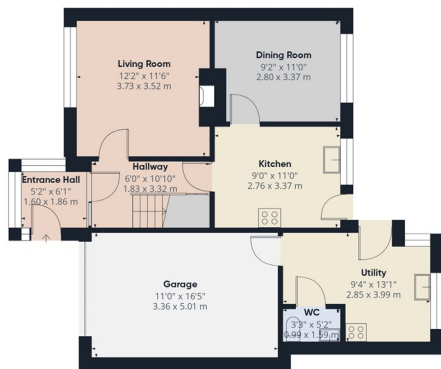


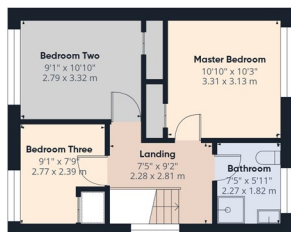
12 Ardmore Crescent, Portadown, Craigavon, BT62 4DU

£144,950

- Three Bedroom Semi-Detached Family home with Integral Garage
- Large Lounge with Open Fireplace
- Kitchen/Dining with an Array of High & Low Fitted Units and Integrated Appliances
- Utility Area & Downstairs WC
- Three Well Proportioned Bedrooms
- Three Piece Fully Tiled Family Bathroom Suite
- Integral Garage (11'0" x 16'5")
- Situated Near Craigavon Area Hospital, Rushmere Shopping Centre, Craigavon Omniplex, South Lake Leisure Centre, Portadown Town Centre, Schools, Restaurants, Nightlife and Other Local Amenities as well
- Viewing Strictly via Agent



Ground Floor



Floor 1

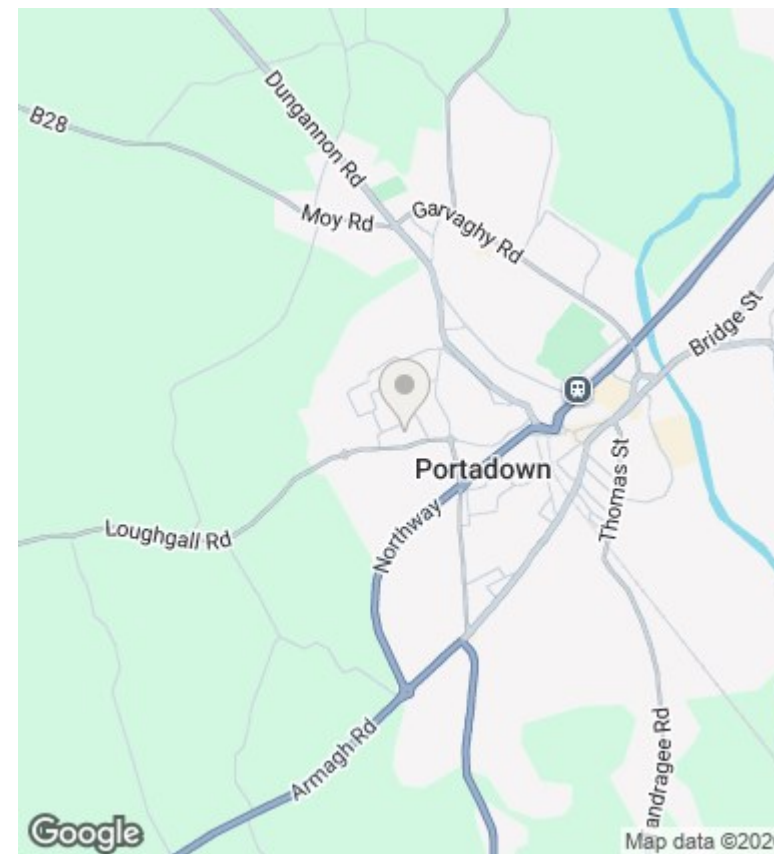


Approximate total area⁽¹⁾
1153 ft²
107 m²

(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.

GIRAFFE360



Directions

Viewings

Viewings by arrangement only. Call 02838 399911 to make an appointment.

Council Tax Band

Northern Ireland

EPC Rating:

E

Energy Efficiency Rating		
	Current	Potential
<i>Very energy efficient - lower running costs</i>		
(92 plus) A		
(81-91) B		
(69-80) C		69
(55-68) D		
(39-54) E	42	
(21-38) F		
(1-20) G		
<i>Not energy efficient - higher running costs</i>		
Northern Ireland	EU Directive 2002/91/EC	