



11 Rose Walk, Portadown, Laurelvale, Armagh, BT62 2FH

£174,950

- Three bedroom semi-detached home
- Downstairs WC and utility room
- Four piece family bathroom suite
- Approximately 1,109 sq.ft.
- Master bedroom
- PVC double glazed windows & doors
- Modern kitchen/dining area with an array of sleek fitted units and integrated appliances
- Two further bedrooms on first floor
- 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 as M1 interchange.

Energy Efficiency Rating	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C	76	76
(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 bring to the market this impressive three bedroom semi detached property. The ground floor consists of a spacious and inviting living room, kitchen/diner, downstairs w.c. and utility room. The first floor consists of 3 well proportioned bedrooms and main four piece family bathroom. Located in the quiet village of Laurelvale this three bedroom semi-detached home is the ideal property for young families and first time buyers alike. Early viewing is highly advised.



Hallway

15'9" x 6'8"

Welcomed by a spacious entrance hall with tiled flooring, it provides a practical and inviting space that leads naturally into the rest of the home, with a staircase rising to the first floor.

Living Room

15'10" x 12'6"

This generous living room enjoys abundant natural light from a wide window, creating a warm and welcoming atmosphere. Featuring wood-effect flooring, it offers a perfect space for relaxing or entertaining guests.

Kitchen

12'5" x 12'11"

The kitchen is well-appointed with soft grey cabinetry. A large window above the sink overlooks the garden, filling the room with natural light. The space is finished with tiled flooring and includes integrated appliances, making it a practical and stylish heart of the home.

Utility Room

8'9" x 6'1"

This utility space is fitted with a small range of units, housing space for a washing machine and tumble dryer and back door to rear.

WC

3'2" x 6'1"

A compact vanity unit with storage beneath the sink and a white toilet, offering a convenient guest WC with tiled flooring

Landing

3'7" x 6'6"

The landing is a bright and welcoming space at the top of the stairs, featuring neutral carpeting and light walls. It provides access to the bedrooms and bathroom, creating a functional and airy transition between rooms.

Bedroom 1

14'5" x 10'9"

Bedroom 1 is a spacious and serene room with a soft green feature wall behind the bed, adding a calming touch to the decor. It benefits from wardrobes providing generous storage, and a large window that allows plenty of natural light to fill the room.

Bedroom 2

14'1" x 10'2"

Bedroom 2 has a playful yet cosy feel with a rich blue feature wall and light carpeting.

Bedroom 3

9'6" x 9'0"

Bedroom 3 is a bright and cosy single room with pale neutral walls and soft carpeting.

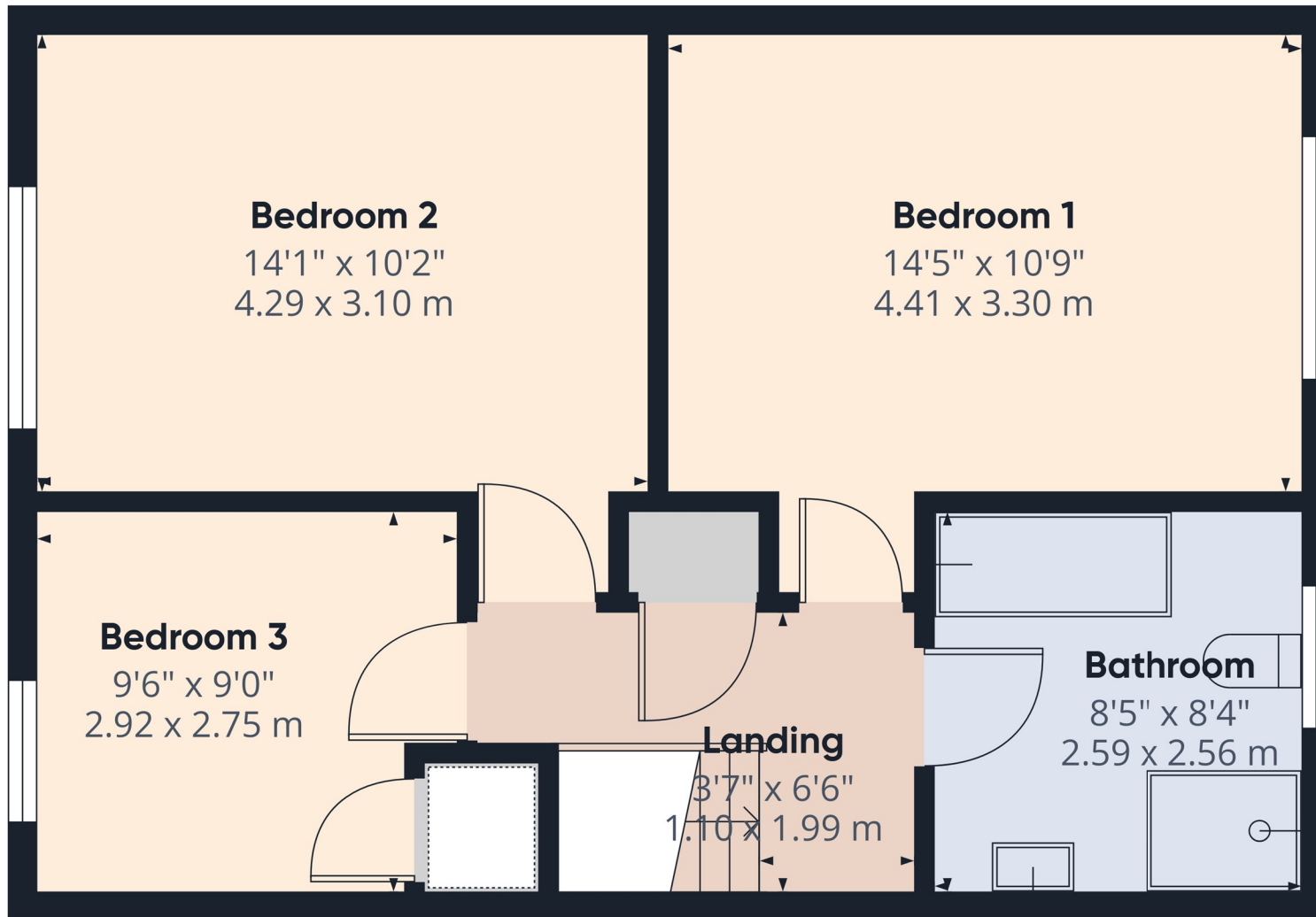
Bathroom

8'5" x 8'4"

The family bathroom is spacious and bright with modern fittings including a corner shower cubicle with glass doors, bath, a white vanity unit with a mirror above, and a toilet. The floor has a wood-effect finish, contributing to a fresh, clean feel in this well-equipped bathroom.

Rear Garden

The rear garden is enclosed and well maintained, featuring a paved pathway running through a neat lawn. There is a wooden shed providing useful outdoor storage, and the garden offers a pleasant and private outdoor space for relaxation or play.



Approximate total area⁽¹⁾
515 ft²
47.9 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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Floor 1