



## *Birchdale Manor, Craigavon*

HMK Property is delighted to bring No. 32 Birchdale Manor to the sales market. The property comprises of a lounge with an open fire, open plan shaker style kitchen/dining room with a great range of high and low level kitchen units and integrated appliances, a useful downstairs W/C. On the first floor there are three spacious bedrooms, the master with en-suite shower room and a separate family bathroom. Outside, there is a large enclosed rear garden laid in lawn with border in plants trees & shrubs, tarmac driveway parking to the front, with enough room for two cars and oil fired central heating. No.32 Birchdale will make an ideal home for a host of different buyers, from first time buyers, to young families, or those commuting with easy access links to Belfast and Lurgan. To arrange a viewing of this beautiful family home, contact HMK Property on 02890397712.











### *The facts you need to know...*

- Three bed semi detached property in a well established development
- Excellent lounge with ornate open fire
- Family bathroom with shower over bath
- Rear enclosed garden with patio
- Off street parking for two cars
- Open plan kitchen/dining room with integrated appliances
- Downstairs WC
- Spacious master bedroom with en-suite
- Oil fired central heating/ double glazing throughout
- Perfect for first time buyers and young families





## The property comprises...

### GROUND FLOOR

#### ENTRANCE HALL

Timber front door with glass side panels and laminate flooring

#### LIVING ROOM

13'8" x 12'11"

Laminate wooden flooring, Open fire with cast iron inset, timber frame and black marble effect hearth, uPVC windows flooding the room with natural light. Living room leading onto kitchen.









## The property comprises...

### **KITCHEN/DINING ROOM**

16'6" x 12'5"

Open plan kitchen dining room, with grey shaker style kitchen, range of high and low level units with laminate worktop, electric oven and hob with stainless steel extractor fan and canopy. Integrated fridge and freezer and dishwasher, space for washing machine and tumble dryer. Direct access to rear garden.

### **DOWNSTAIRS W/C**

Downstairs W/C with pedestal wash basin

### **FIRST FLOOR**

Stairs leading to landing...

### **BEDROOM ONE**

9'10" x 9'1"

The master bedroom with uPVC windows, laminate wood flooring and an en-suite shower room.





## The property comprises...

### **EN-SUITE**

Three piece white suite comprising of electric shower, low flush W/C, and pedestal sink

### **BEDROOM TWO**

9'10" x 9'1"

An excellent double bedroom with uPVC windows and access to loft with light & pull down ladder.

### **BEDROOM THREE**

9'6" x 7'1"

Carpeted, with single uPVC window overlooking the rear of the property

### **FAMILY BATHROOM**

6'10" x 6'9"

White three piece suite comprising of bath, WC and sink, part tiled, laminate flooring and access to hot press with shelving.

### **OUTSIDE**

Front tarmac driveway with room for two cars. Rear garden laid in lawn with border in plants

trees & shrubs, boiler housing, PVC oil tank, fully enclosed with timber boundary fencing.











## Additional Information

No 32 Birchdale Manor is easily accessible from the A3 Belfast Rd and will appeal to those looking to settle down in the Lurgan and Dollingstown area, with direct access links to Belfast and Lisburn on your doorstep. Moira town centre is a short drive away with a host of local amenities close by.

Need to sell to buy ? Contact Hannah Kennedy today on 028 90397712 to arrange a free property valuation.

### ENERGY EFFICIENCY RATING

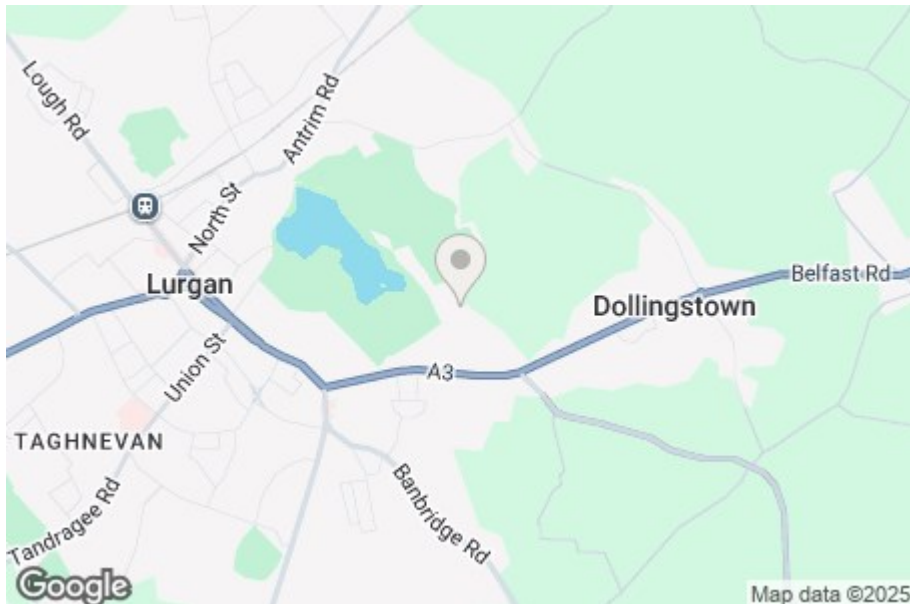
Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) <b>A</b>		
(81-91) <b>B</b>		
(69-80) <b>C</b>		
(55-68) <b>D</b>	67	68
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
Not energy efficient - higher running costs		
Northern Ireland EU Directive 2002/91/EC		

### VIEWING

By appointment with HMK Property



# Location



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Management - Mortgages**

HMK Property  
8 Grand Parade  
Belfast  
BT5 5HH  
T: 02890397712  
E: info@hmkproperty.com

[www.hmkproperty.com](http://www.hmkproperty.com)

## Request a Free property valuation

Whether you're downsizing, need more space or simply a change of scenery. Whatever your reason for moving, HMK Property holds the key...

Contact HMK today for a free property valuation 02890397712



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