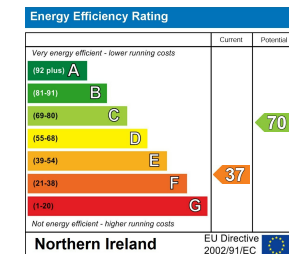




## 60 Park Road, Portadown, Craigavon, BT62 1BH

Asking Price £109,950

- Spacious three-bedroom end townhouse
- Ground floor WC
- Four piece family bathroom suite
- Convenient location close to Portadown town centre, transport links and local amenities
- Large lounge with feature open fireplace
- Spacious kitchen with range of high and low level units
- Integral garage
- Separate reception/living room
- Three well proportioned double bedrooms
- Oil fired central heating



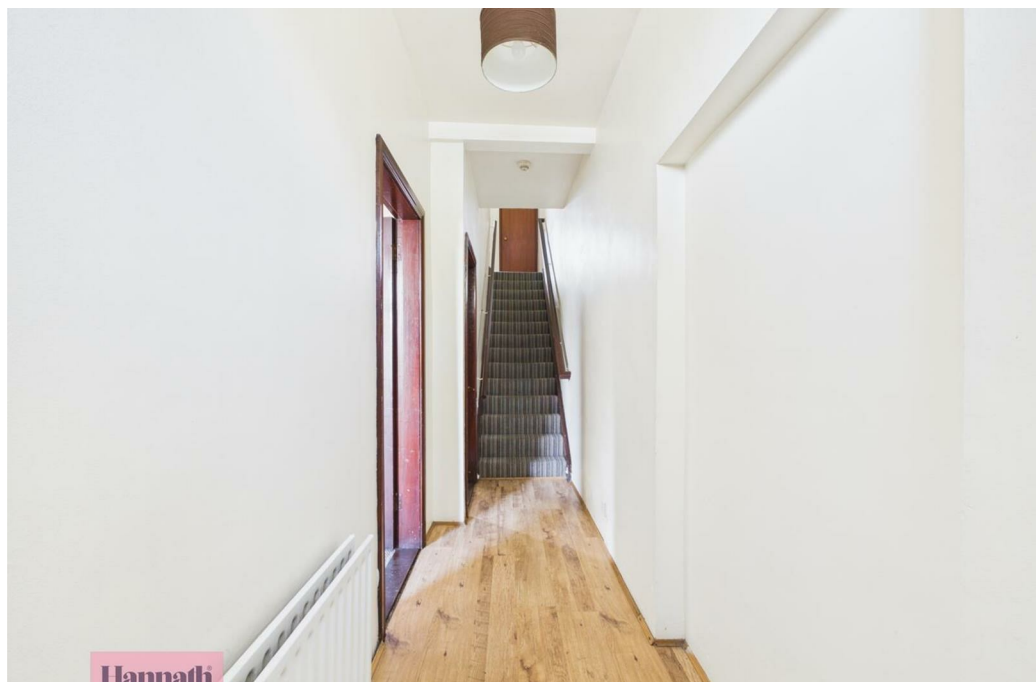
# 60 Park Road, Craigavon BT62 1BH

Hannath Estate Agents are delighted to welcome this spacious three bedroom end townhouse to the market. Occupying a prominent end-terrace position, this charming red brick home extends to approximately 1,097 sq.ft. and offers generous accommodation ideally suited to first-time buyers and investors alike.

The ground floor comprises a welcoming entrance hall, a bright lounge featuring an attractive open fireplace, a separate reception room providing flexible living space and a fitted kitchen with a range of high and low level units. A convenient ground floor WC and integral garage further enhance the practicality of the home.

The first floor hosts three well proportioned double bedrooms and a spacious four piece family bathroom suite. Large windows throughout the property allow an abundance of natural light while many rooms enjoy pleasant views towards the adjacent green area.

Externally, the property benefits from its end-terrace position and enjoys excellent convenience to Portadown town centre, schools, shops, public transport links and a range of local amenities. Offering spacious accommodation and excellent potential, 60 Park Road presents an opportunity not to be missed.



### Hallway

14'4" x 3'9"

A welcoming hallway with wooden floors and white walls, featuring dark wood trim around the door frames. It provides access to the main rooms on the ground floor and the staircase to the first floor.

### Living Room 1

10'9" x 10'7"

Living Room 1 is a cosy space with wood-effect flooring and a large window that lets in plenty of natural light. It features a charming fireplace with decorative wallpaper around it, and built-in shelving for display or storage. This room is connected to the kitchen through a wide doorway, creating an easy flow for entertaining and family life.

### Living Room 2

10'11" x 9'4"

Living Room 2 offers a similarly inviting space, with matching wood-effect flooring. The décor is simple, creating a flexible room for relaxation or formal seating.

### Kitchen

11'3" x 13'10"

A spacious kitchen with tiled flooring and cream cabinetry that offers ample storage and work surfaces. A large window over the sink allows natural light to flood in, with plenty of space for dining, making this a practical and inviting space. There is a door leading to the WC and access to the garage.

### WC

3'10" x 8'6"

A useful downstairs WC with tiled flooring, a window for natural light, and basic sanitary fittings including a toilet and a sink with a cabinet below.

### Landing

11'5" x 6'2"

The landing area upstairs has carpeted flooring and neutral walls, with access to the bedrooms and bathroom. The staircase leads down to the hallway below.

### Master Bedroom

11'0" x 13'11"

The master bedroom is spacious with neutral décor and a large window that overlooks greenery. It offers plenty of room for furniture and comes with carpeting for comfort.

### Bedroom Two

8'6" x 10'10"

Bedroom Two is a comfortable size with neutral carpeting and a window that fills the room with light. It includes built-in storage cupboards, providing practical space.

### Bedroom 3

10'10" x 7'3"

A third bedroom featuring carpeted floors, neutral walls and a window providing natural light. A wash basin is included in the room, which also has a radiator and a built-in cupboard or wardrobe space.

### Bathroom

6'7" x 7'3"

A tiled bathroom with a bath and shower over, a pedestal sink and a toilet. A window provides natural light, and the walls are half tiled with a decorative border.

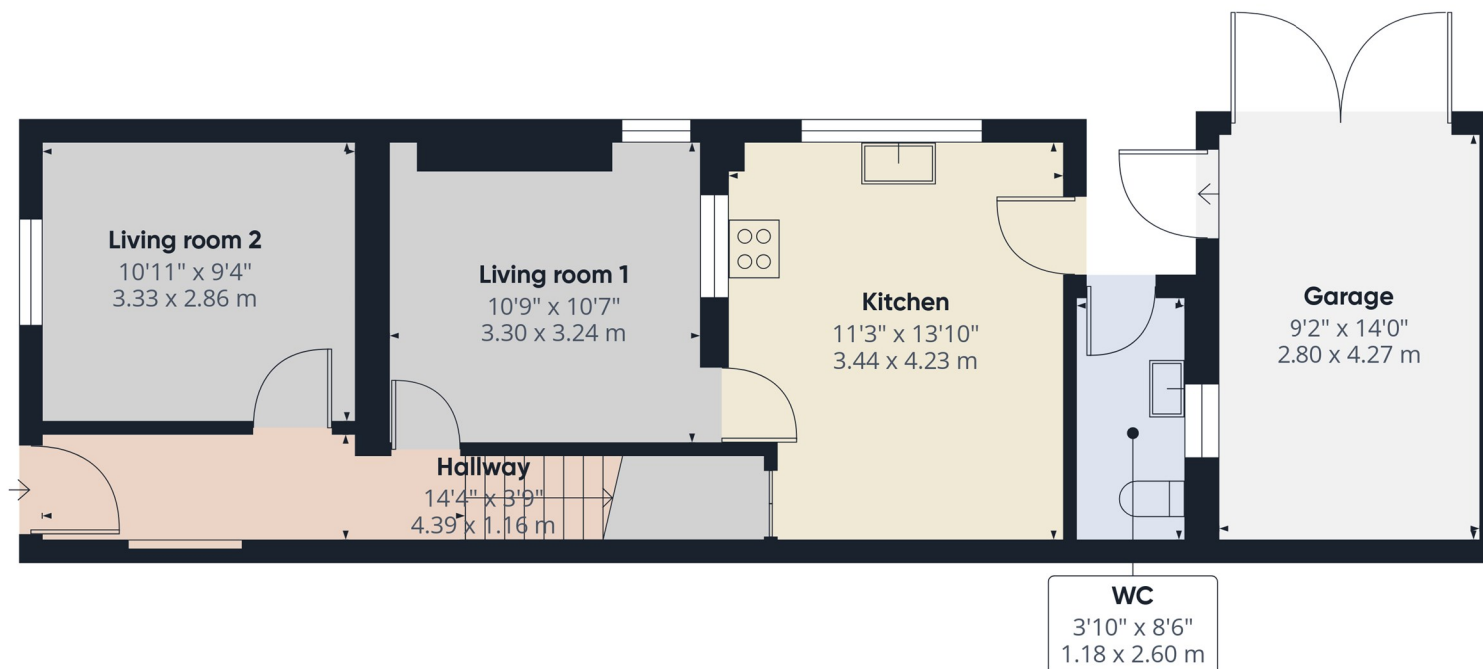
### Garage

9'2" x 14'0"

A garage providing generous space for parking or additional storage, accessible from the kitchen area and through external double doors.

### Front Exterior

This end-of-terrace property displays classic red brickwork with decorative stone window and door lintels. It has a traditional layout and benefits from a private side access with a fenced gate, adding convenience and privacy.



Ground Floor

**Approximate total area<sup>(1)</sup>**  
 614 ft<sup>2</sup>  
 57.1 m<sup>2</sup>

(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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