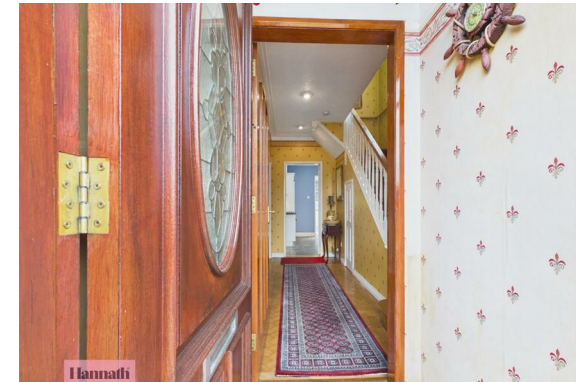




84 Brownstown Road, Portadown, Craigavon, BT62 3PZ

£154,950

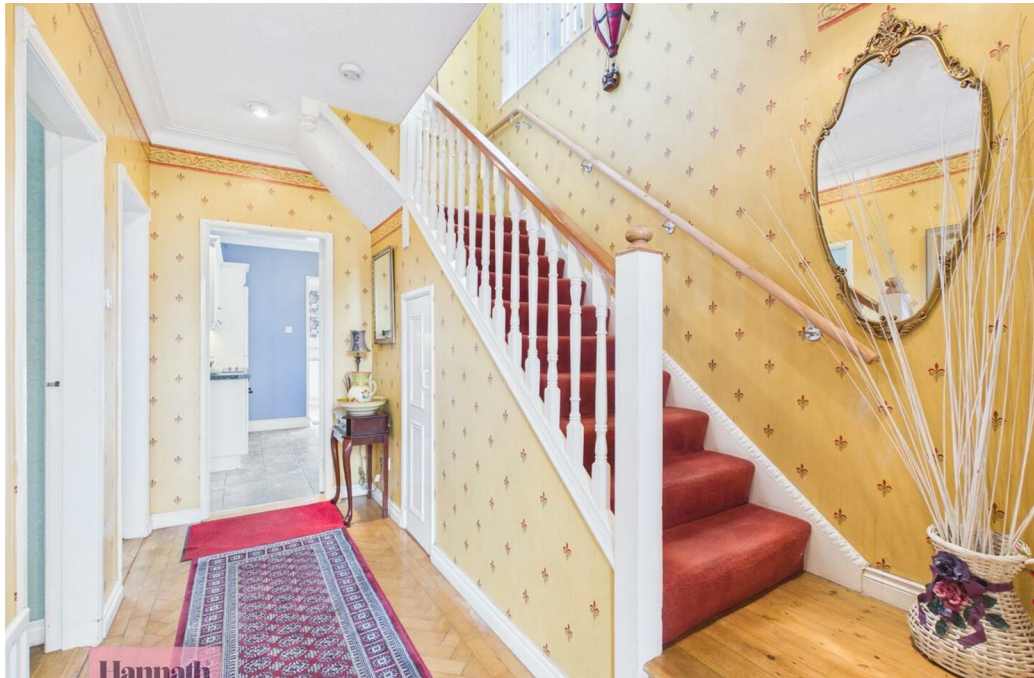
- Semi detached property of approx. 1184 sq ft approx.
- Spacious family room/dining area
- Original features throughout the property
- Ideal Location close to Portadown Town Centre
- Three well proportioned bedrooms
- Downstairs WC
- Detached garage (10.9' x 18.1')
- Living area with open fireplace
- Three piece family bathroom
- Oil Fired Central Heating & PVC double glazed windows and doors

| Energy Efficiency Rating                    |         |           |
|---------------------------------------------|---------|-----------|
|                                             | Current | Potential |
| Very energy efficient - lower running costs |         |           |
| (82 plus) <b>A</b>                          |         |           |
| (81-91) <b>B</b>                            |         |           |
| (69-80) <b>C</b>                            |         |           |
| (55-68) <b>D</b>                            |         |           |
| (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    |         |           |

# 84 Brownstown Road, Craigavon BT62 3PZ

Hannath are delighted to present to the market this charming three-bedroom semi-detached home extending to approximately 1,184 sq ft approx, offering an excellent opportunity for buyers looking to create a home of their own. Bursting with character and retaining a number of original features, the property provides fantastic scope for modernisation and would be ideal for first-time buyers, families or investors alike.

The accommodation comprises a bright reception room, a spacious family room with dining area, a three-piece family bathroom, a convenient ground floor WC and a detached garage. Ideally situated within walking distance of Portadown town centre, local schools, public transport links and a wide range of everyday amenities, this property combines convenience with great potential. Early viewing is highly recommended.





### Hallway

4'7" x 12'3"

This welcoming hallway features a warm wooden floor. It is brightened by overhead lighting and natural light from the front door, creating a lovely first impression. The staircase with white balustrades leads to the first floor, and doors open off to the main living areas and WC.

### Living Room

12'7" x 13'11"

A charming living room with a classic bay window that floods the room with light. The space is centred around a stone fireplace with a decorative mantel, creating a cosy focal point. The room is spacious enough to accommodate a generous seating arrangement and offers a traditional, comfortable atmosphere.

### Dining Room

12'7" x 11'10"

The dining room features a large window that allows plenty of natural light to fill the room, a traditional fireplace adds character to this inviting room.

### Kitchen

7'8" x 10'5"

This kitchen is fitted with white units and dark countertops, creating a clean, light space. The tiled floor complements the pale blue walls, and overhead lighting ensures the room is bright. A door leads to the utility room, while another opens to the hallway, making the layout practical for daily use.

### Utility Room

9'1" x 8'11"

A light and practical utility room with white cabinets and a washing machine. The natural light from the window creates a welcoming space for laundry and storage. The door leads directly to the rear garden, making outdoor chores convenient.

### WC

3'8" x 2'11"

A compact WC with vertical panelling on the lower walls. It benefits from natural light through a narrow window, and it includes a toilet and a small wash basin, offering a convenient ground floor facility.

### Landing

5'1" x 6'7"

The landing is a bright transitional space at the top of the stairs, with natural light coming from a window beside a stained glass feature. The doors open to all three bedrooms and the bathroom.

### Master Bedroom

12'6" x 11'10"

The master bedroom is a generous double room with light wooden flooring. A large window allows plenty of natural light to fill the space, which comfortably accommodates a double bed, creating a restful retreat.

### Bedroom Two

11'9" x 11'11"

Bedroom two is a similarly sized double room with wood flooring. The room is bright thanks to a large window, making it a comfortable space for family or guests.

### Bedroom Three

8'4" x 8'8"

Bedroom three is a smaller, cosy room with light wood flooring. It has a window to the side and is suitable for use as a child's bedroom, guest room, or home office.

### Bathroom

7'7" x 8'0"

The bathroom is fully tiled with white and green tiles and includes a large walk-in shower, toilet, and wash basin. A window at the top provides natural light, while the room's clean, simple design keeps it functional and bright.

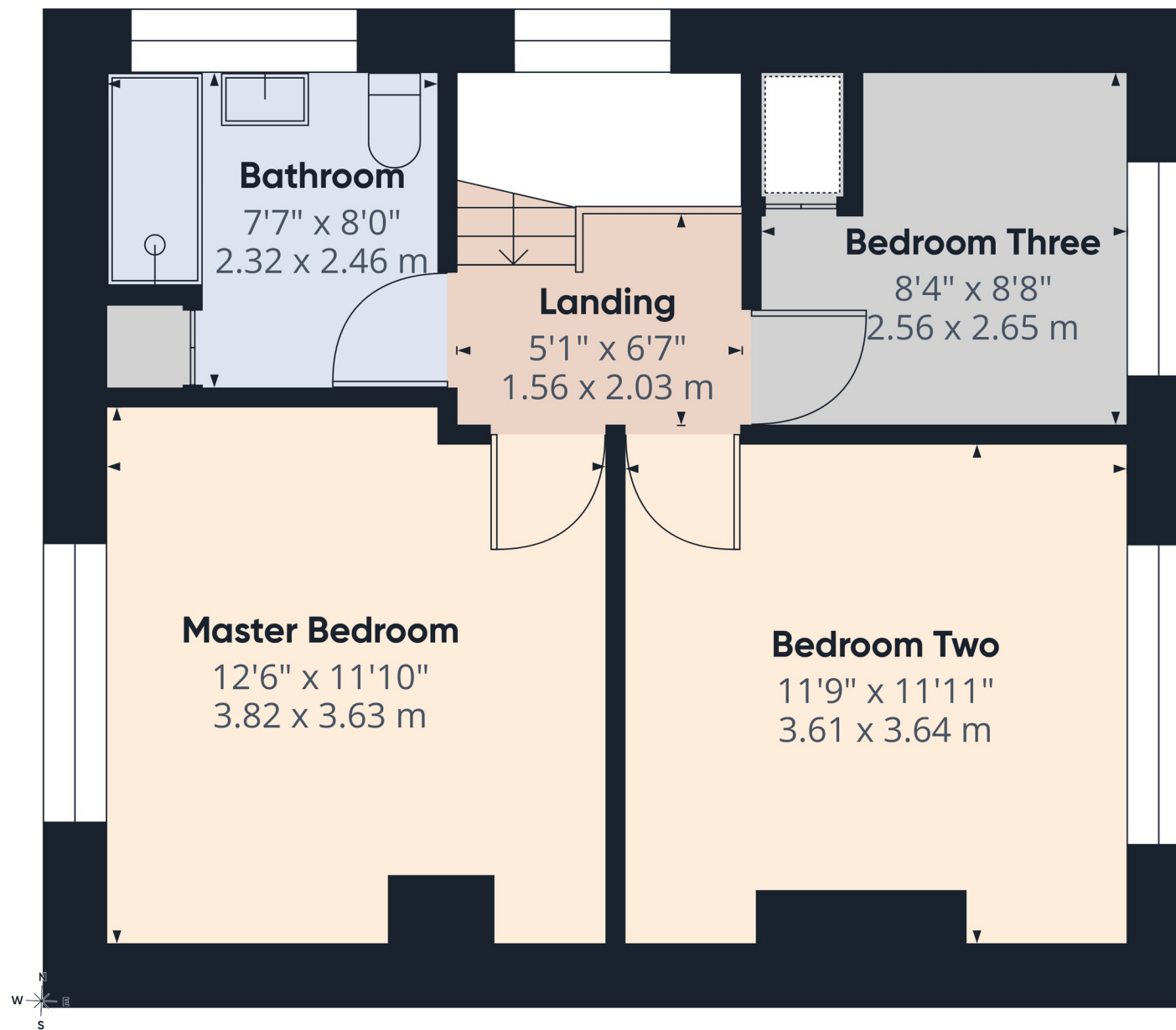
### Rear Garden

The rear garden is a private and well-maintained outdoor space with a combination of lawn and paved patio area. Surrounded by fencing and mature planting, it offers an inviting area for relaxation or outdoor dining, with easy access from the utility room.

### Garage

10'9" x 18'1"

The garage is a detached single-car space positioned at the end of the driveway. It offers convenient parking or storage directly accessible from the utility room, enhancing the practicality of the property.



Floor 1

**Hannath®**

Approximate total area<sup>(1)</sup>

439 ft<sup>2</sup>  
40.8 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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