



1 Fitzroy Street, Portadown, Craigavon, BT62 3HF

£74,950

- Two Bedroom End - Terrace
- Property approx 635 sqft
- Oil Fired Central Heating
- Ideal for investors
- Three piece bathroom suite
- Enclosed rear yard
- PVC double glazed windows and doors
- Popular residential location

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C		
(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	

1 Fitzroy Street, Craigavon BT62 3HF

Hannath welcome to the market this two bedroom end-terrace property on Fitzroy street, Portadown. Located within immediate walking distance of Portadown Town Centre it offers easy access to an array of amenities, schools and transport links.

This property is a great opportunity for investors or those looking to expand their portfolio.



Hallway

4'1" x 3'4"

The ground floor hallways provide a compact but welcoming entrance. The hallway leads directly to the living room and kitchen, with stairs ascending to the first floor.

Living Room

12'0" x 10'4"

The living room offers a bright and welcoming space. It features wooden flooring and a traditional fireplace, creating a cosy focal point.

Kitchen

7'10" x 13'7"

The kitchen is practical and functional. It benefits from a window that fills the space with light.

WC

2'9" x 6'7"

WC is neatly arranged with a white toilet, wash hand basin and neutral walls, offering a practical addition to the ground floor layout.

Landing

9'10" x 6'1"

The landing is a bright area at the top of the stairs, providing access to the bedrooms and bathroom.

Bedroom 1

9'10" x 14'1"

The main bedroom is a spacious room, carpeted for comfort and featuring a large window that brightens the space. It offers ample room for a double bed and additional furniture, with plain walls providing a versatile backdrop for decoration.

Bedroom 2

9'9" x 7'0"

Bedroom 2 is a smaller yet comfortable room, carpeted and naturally lit by a window. This room is ideal as a single bedroom, study, or guest room, with neutral tones to suit a variety of styles.

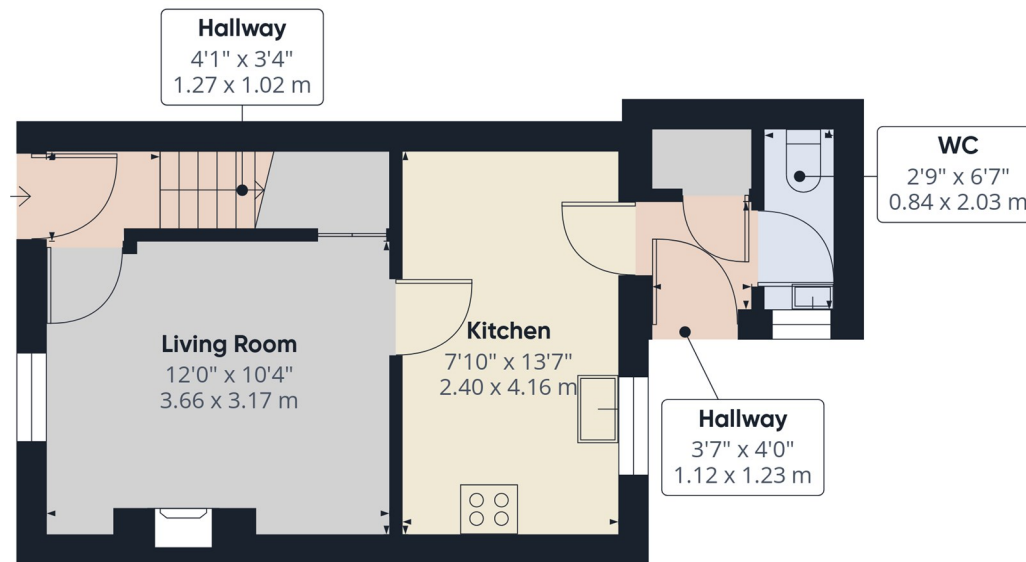
Bathroom

7'0" x 6'9"

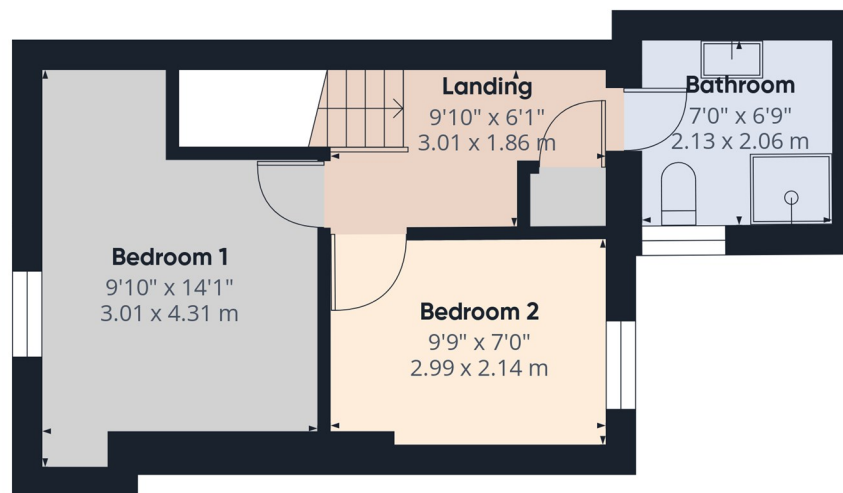
The bathroom is fitted with a modern corner shower, alongside a toilet and washbasin.

Rear Garden

The rear garden is a low-maintenance outdoor space, mostly paved with steps leading to a higher level. It is fully enclosed with fencing, providing privacy and a secure area for outdoor activities or gardening.



Ground Floor



Floor 1



Hannath®

Approximate total area⁽¹⁾

589 ft²

54.8 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