



3 Fitzroy Street, Portadown, Craigavon, BT62 3HF

Asking Price £60,000

- Two Bedroom Mid - Terrace Property
- Oil Fired Central Heating
- Ideal for investors or someone who wants a project
- Three piece bathroom suite
- Enclosed rear yard
- Cash Only Buyers
- PVC double glazed windows and doors
- Popular residential location

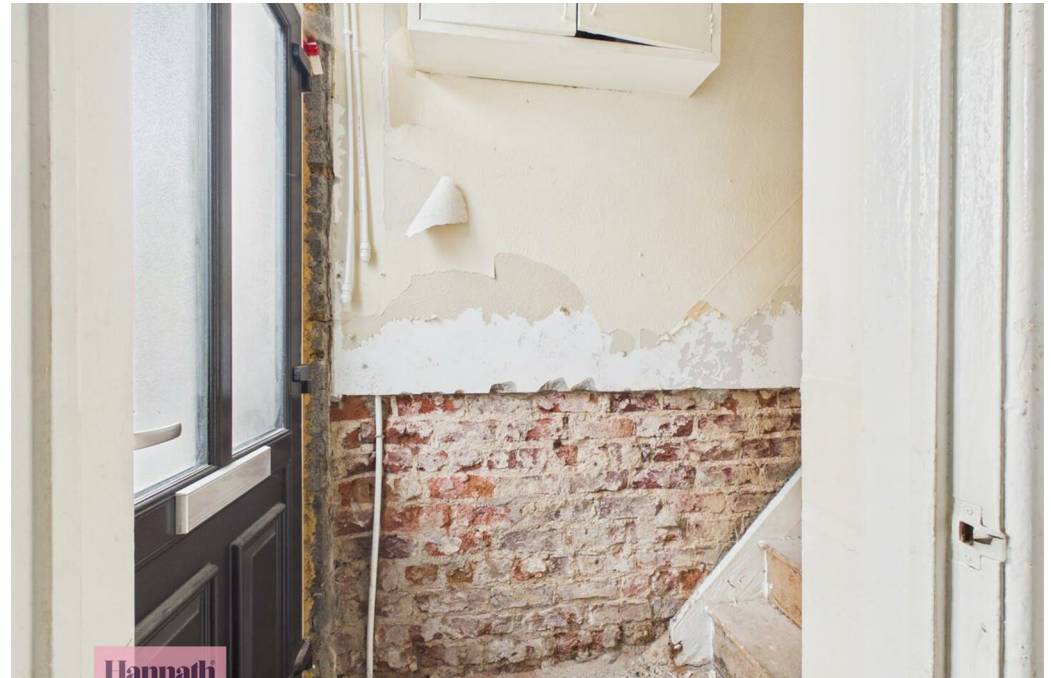
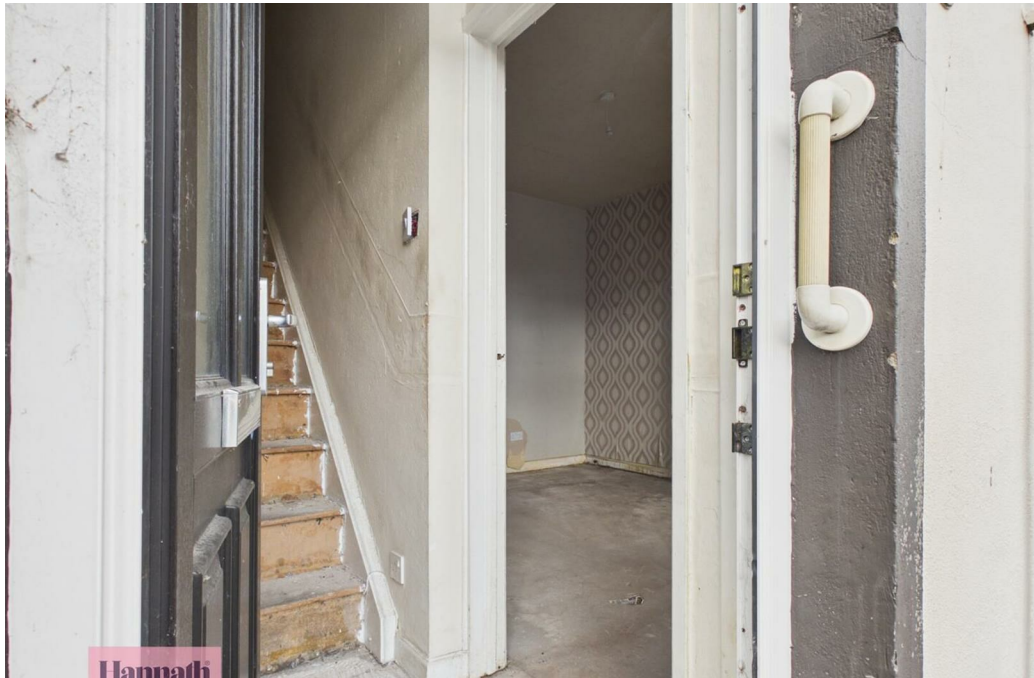
Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
Northern Ireland EU Directive 2002/91/EC		

3 Fitzroy Street, Craigavon BT62 3HF

Hannath welcome to the market this two bedroom mid-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 anyone looking a project. Investors or those looking to expand their portfolio this could be a great property for you!



Hallway

4'4" x 3'3"

The hallway at the entrance of the property is compact but provides a clear passage to the living room and stairs leading to the first floor.

Living Room

12'1" x 10'2"

This living room offers a bright and airy space with a window that welcomes natural light. The room is spacious enough to accommodate a variety of seating arrangements and has direct access to the adjacent kitchen, creating a practical flow for everyday living.

Kitchen

7'9" x 13'6"

The kitchen is a substantial space with a window that provides natural light. The layout allows for practical kitchen use with a door leading to the hallway, which gives access to the outside and a small w.c. off the hall.

Hall leading to w.c.

3'7" x 4'0"

This hallway area connects the kitchen and the outside door, it leads to a small downstairs w.c.

W.C.

The small w.c. accessed from the hall is compact and practical, fitted with a toilet and radiator, suitable for guest use.

Landing

7'1" x 5'11"

The landing area upstairs provides access to the bedrooms and bathroom. The space is functional, with natural light filtering through from adjacent rooms.

Bedroom 1

9'10" x 9'7"

Bedroom 1 is a well-sized room with a window that brings in natural light. The space is versatile for a double bed and additional bedroom furniture, making it a comfortable sleeping area.

Bedroom 2

9'9" x 7'0"

Bedroom 2 is a slightly smaller room, ideal for a single bed or as a study. It has a window for natural light and enough space for basic bedroom furniture.

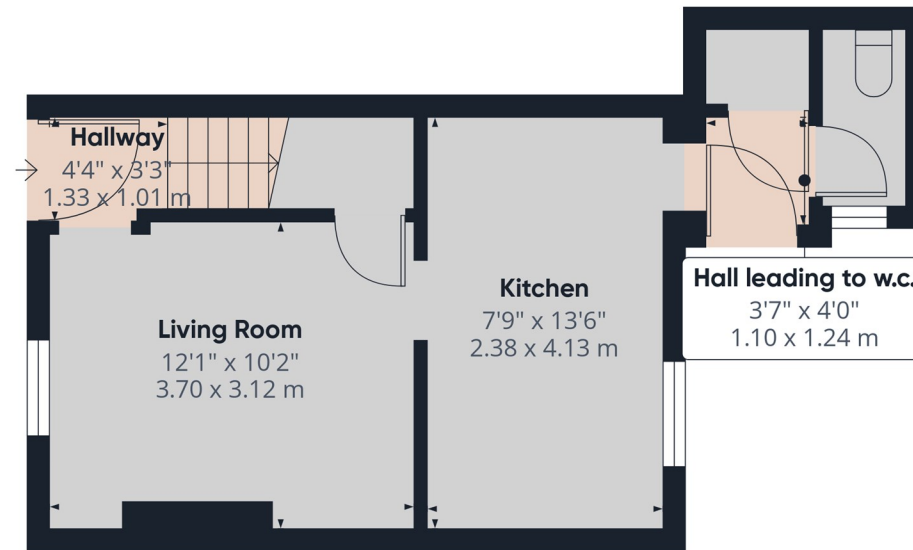
Bathroom

6'11" x 6'10"

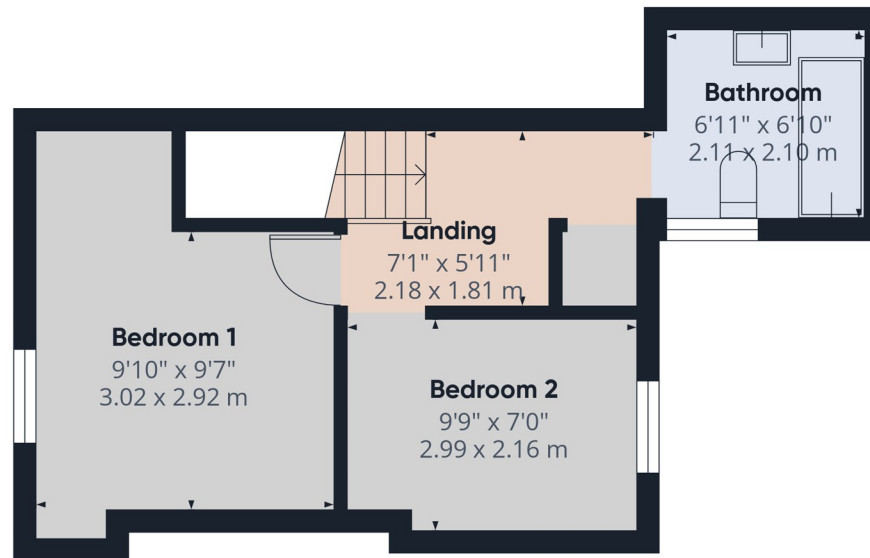
The bathroom is a simple, functional room with a bath, toilet, and sink. It is suited to update or modernise but offers all necessary facilities in a practical layout.

Rear Garden

The rear exterior space offers a private outdoor area with fencing for privacy and a paved surface. It is suitable for outdoor seating or small garden activities, providing some outside space in an urban setting.



Ground Floor



Floor 1



Approximate total area⁽¹⁾

581 ft²

54 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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