



## 120 Bluestone Hall, Craigavon, Offers Over £180,000

- Three Bedroom Semi-Detached Family Home
- Open Plan Kitchen/Dining with an Array of Sleek Fitted Units and Integrated Appliances
- Two Well Proportioned Double Bedrooms
- Suitable for Co-Ownership
- Downstairs WC
- Three Piece Family Bathroom Suite
- Large Lounge with Open Fireplace
- Master Bedroom Featuring Private En-Suite
- Situated Near Craigavon Area Hospital, Rushmere Shopping Centre, Craigavon Omniplex, South Lake Leisure Centre, Lurgan Town Centre, Schools, Restaurants, Nightlife and Other Local Amenities as well

| Energy Efficiency Rating                    |         |           |
|---------------------------------------------|---------|-----------|
|                                             | Current | Potential |
| Very energy efficient - lower running costs |         |           |
| (82 plus) <b>A</b>                          |         |           |
| (61-81) <b>B</b>                            |         |           |
| (49-60) <b>C</b>                            |         |           |
| (35-48) <b>D</b>                            |         |           |
| (29-34) <b>E</b>                            |         |           |
| (21-28) <b>F</b>                            |         |           |
| (1-20) <b>G</b>                             |         |           |
| Not energy efficient - higher running costs |         |           |
| England & Wales                             |         |           |
| EU Directive 2002/91/EC                     |         |           |

# 120 Bluestone Hall, Craigavon

Hannath Estate Agents is delighted to introduce this lovely three bedroom semi-detached family home. You're welcomed by a cosy lounge which features an open fireplace. At the heart of the home lies a sleek, modern kitchen outfitted with premium integrated appliances and an extensive array of cabinetry and there is a downstairs WC for added convenience. Upstairs, there is a master bedroom with private en-suite, two further well proportioned double bedrooms & a three piece family bathroom suite.



### Front Exterior

Approaching the property, you are welcomed by a neatly paved driveway bordered by well-maintained lawns and mature trees, providing a charming and inviting frontage with ample parking space.

### Hallway

8'3" x 6'1"

The hallway offers a bright and airy welcome with a white front door flanked by glazed panels that flood the space with natural light. The light-toned flooring and neutral walls create a fresh and open feel.

### Lounge

12'10" x 13'1"

This comfortable lounge features a traditional-style fireplace as the focal point, creating a cosy and inviting atmosphere. The room is well lit by two large windows, allowing plenty of natural light.

### Kitchen/Dining

10'9" x 18'0"

The kitchen/dining area is a spacious, practical room featuring cream shaker-style cabinets paired with wood-effect work surfaces, and a tiled splashback behind the cooker.

### WC

3'0" x 6'8"

The ground floor WC has white sanitary ware including a pedestal basin and close-coupled toilet.

### Master Bedroom

10'10" x 12'5"

The master bedroom features a large window that fills the room with natural light. Soft carpeting adds warmth underfoot, and the room includes ample space for a bed and additional furniture. The adjoining en-suite bathroom offers added convenience and privacy.

### En-Suite

5'7" x 5'6"

The en-suite bathroom features a corner shower cubicle, a white basin with vanity storage beneath, and a close-coupled toilet.

### Bedroom Two

8'6" x 10'3"

Bedroom Two is a double room that benefits from a single window and soft carpeting.

### Bedroom Three

9'9" x 7'10"

Bedroom Three is a single bedroom and is carpeted.

### Bathroom

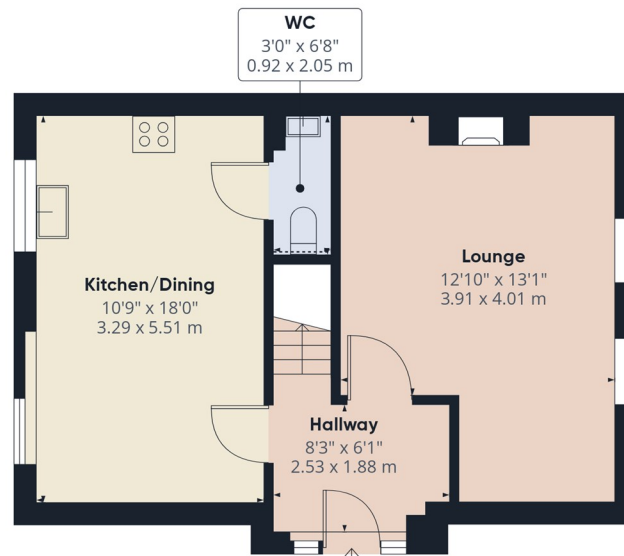
7'4" x 7'3"

The family bathroom offers a traditional white bath with a shower attachment, a basin with vanity storage, and a close-coupled toilet, providing all the essentials in a well-arranged layout.

### Rear Garden

The rear garden is a private and enclosed outdoor space bordered by a wooden fence and mature shrubs, offering a safe and pleasant area for children to play or for outdoor dining.

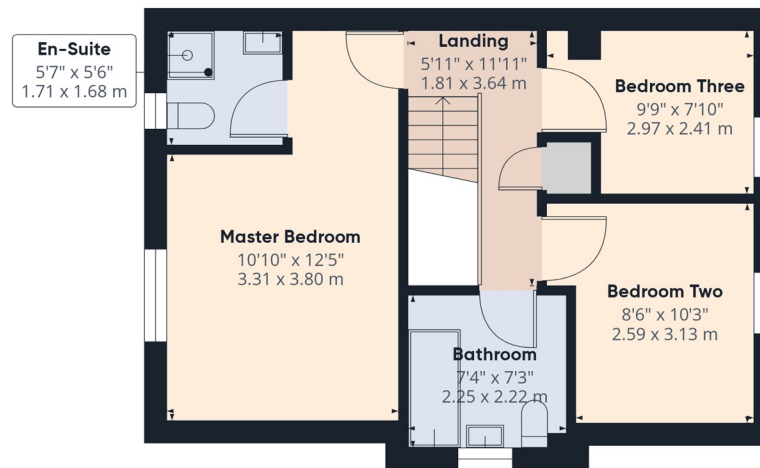
**Hannath®**



Ground Floor

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

942 ft<sup>2</sup>  
87.6 m<sup>2</sup>



Floor 1



(1) Excluding balconies and terraces

Reduced headroom  
..... Below 5 ft/1.5 m

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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