



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) A		
(81-81) B		
(69-80) C		
(55-68) D	66	72
(39-54) E		
(21-38) F		
(1-20) G		
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.

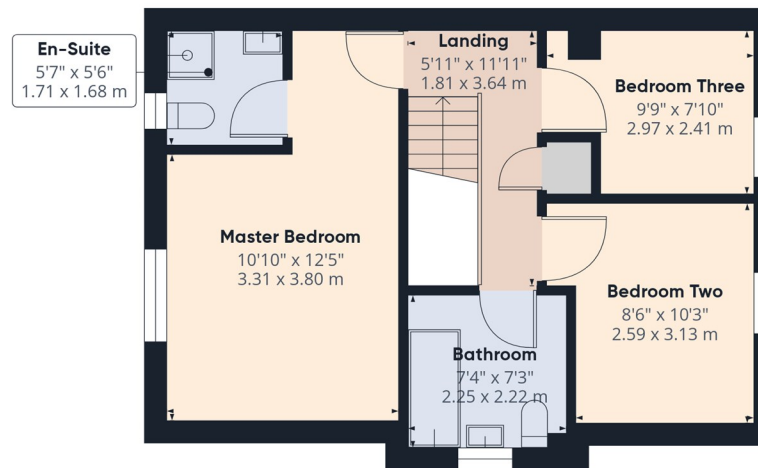
Hannath®



Ground Floor

Approximate total area⁽¹⁾

942 ft²
87.6 m²



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.

GIRAFFE360