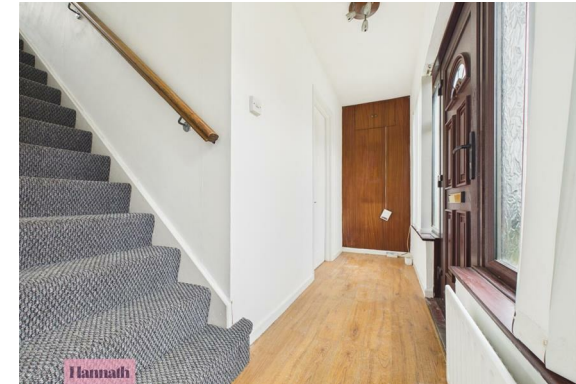




72 Festival Road, Portadown, Armagh, BT63 5HE

Offers Over £114,950

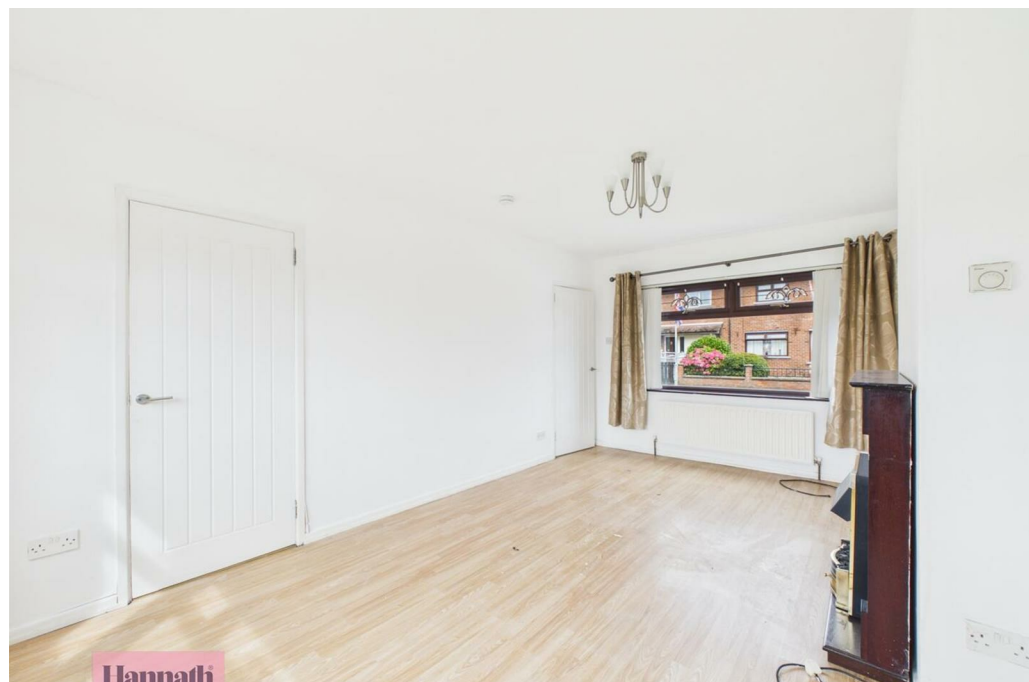
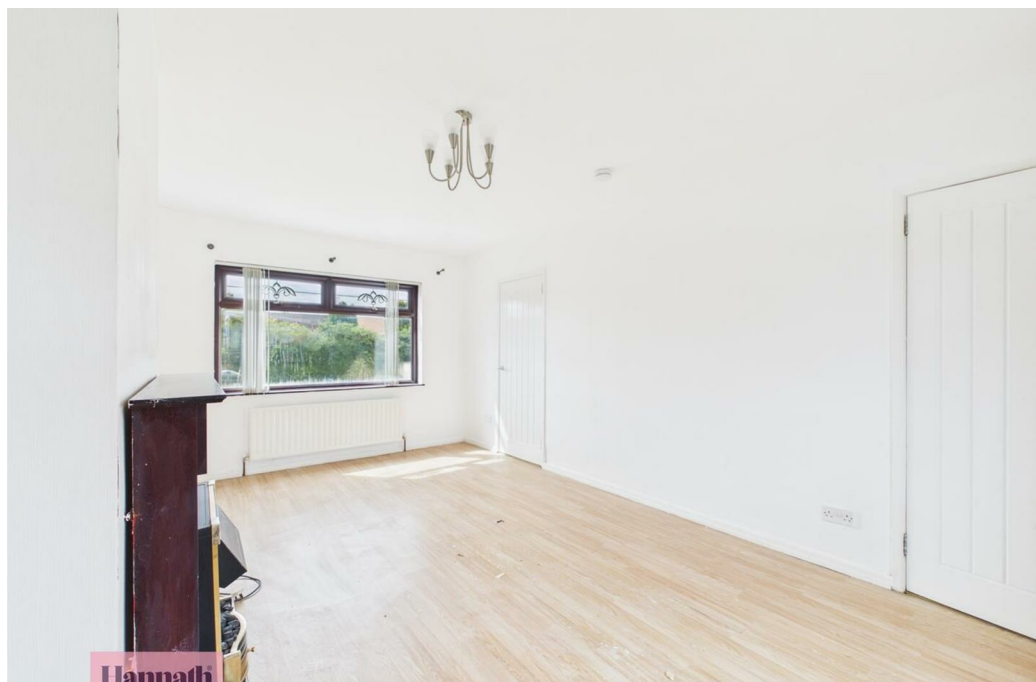
- End-terrace property with garage
- Three well proportioned first floor bedrooms
- Oil fired central heating
- Early viewings come highly recommended
- Spacious Lounge
- Three piece bathroom suite
- PVC windows and doors
- Kitchen with an array of wall and base units
- Fully enclosed rear garden
- Ideal for investors or first time buyers

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		

72 Festival Road, Portadown BT63 5HE

Hannath welcome to the market this three-bedroom end terrace home located on the popular Festival Road, Portadown. Benefitting from a spacious lounge, kitchen with wall and base level units, three well proportioned first floor bedrooms, three piece bathroom suite and a fully enclosed rear garden. This property is Ideal for investors or first time buyers alike.

Located within walking distance to Portadown town centre this property further benefits from a range of local amenities such as local schools, parks, bars and restaurants. Early viewings are highly recommended.



Hallway

12'1" x 3'4"

A welcoming hallway with natural wood-effect flooring and a staircase leading to the first floor. A large front-facing window lets in plenty of light, enhancing the airy feel of the space.

Living Room

10'9" x 17'0"

A bright and spacious living room featuring a large front window that fills the room with light. The space is enhanced by light wood flooring creating a warm and inviting atmosphere.

Kitchen

9'4" x 13'3"

A well-equipped kitchen with ample cabinetry and integrated oven. The tiled floor adds a practical touch, and there is plenty of space for appliances and work surfaces. A door leads out to the rear, providing convenient access to the garage.

Landing

3'0" x 6'6"

The landing provides access to all upstairs rooms and benefits from a window that brings in natural light, creating a bright interior space.

Bathroom

6'4" x 5'5"

The main bathroom features a classic white suite, including a bath with overhead shower, pedestal basin and WC. The tiled walls and floor are easy to maintain, and a window allows natural light to fill the space.

Bedroom 1

10'10" x 8'6"

Bedroom 1 is a generous double room, brightened by a front-facing window and fitted with neutral carpeting for comfort and warmth.

Bedroom 2

9'5" x 11'3"

Bedroom 2 is another spacious double room with a rear-facing window and laminate wood-effect flooring, offering a light and adaptable space.

Bedroom 3

7'11" x 8'4"

Bedroom 3 is a smaller room, perfect for use as a child's bedroom or home office. It benefits from a window and laminate wood-effect flooring, with a decorative patterned wallpaper accent wall.

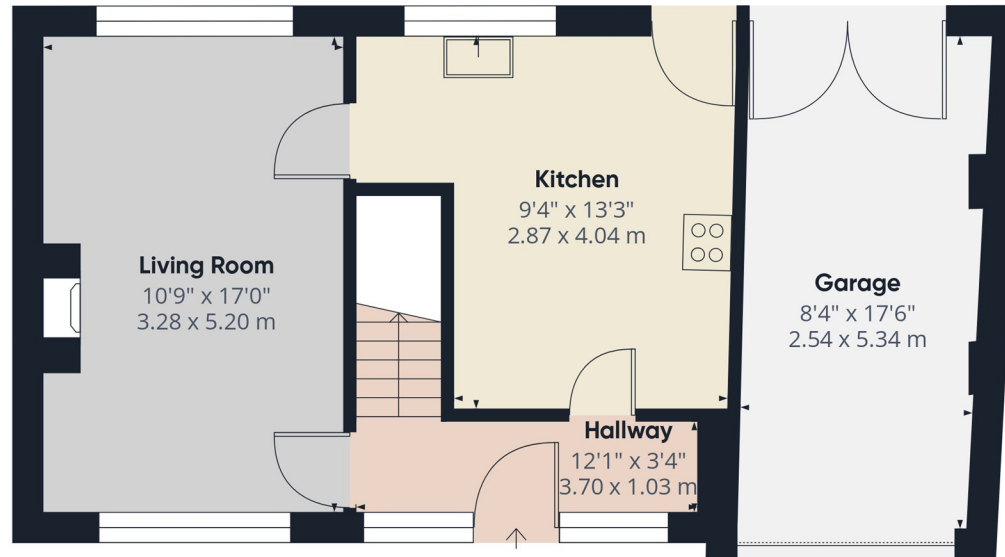
Garage

8'4" x 17'6"

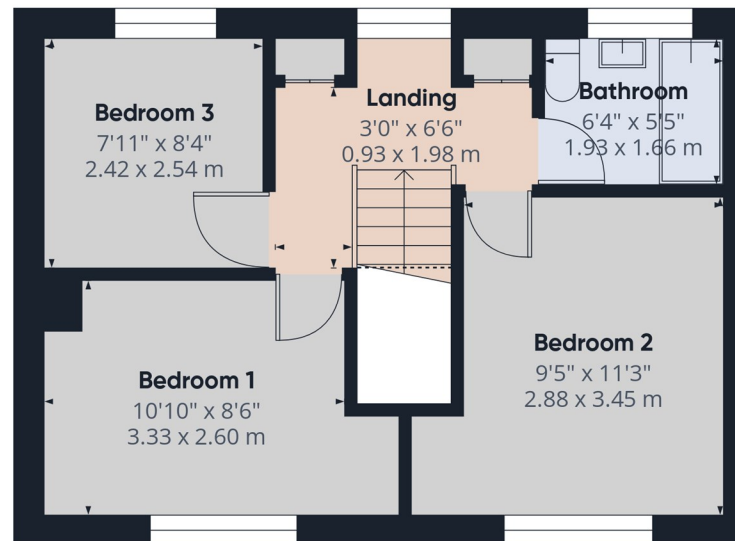
The garage is spacious and attached to the property. It offers good use as a workshop/storage area.

Rear Garden

The rear garden is a generous outdoor space mainly laid to lawn with paving to one side. It is fully enclosed by fencing, offering privacy and a safe area for outdoor activities and gardening.



Ground Floor



Floor 1



Approximate total area⁽¹⁾
914 ft²
85 m²

(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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