



96 Bluestone Hall, Knockmenagh, Craigavon, BT64 2AP

£150,000

- Three Bedroom Semi-Detached Family home
- Kitchen/Dining with an Array of High & Low Fitted Units
- Three Piece Family Bathroom Suite
- Suitable for Co-Ownership
- Utility & Downstairs WC
- Oil Fired Central Heating
- Lounge with an Open Fireplace
- Three Well Proportioned Bedrooms
- Situated Near Craigavon Area Hospital, Rushmere Shopping Centre, Craigavon Omniplex, South Lake Leisure Centre, Portadown 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		
(81-91) B		
(69-80) C		
(55-68) D	63	70
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
Northern Ireland		
EU Directive 2002/91/EC		

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Hannath Estate Agents are delighted to welcome to the market this beautifully presented three-bedroom semi-detached home, offering bright and spacious accommodation ideal for first-time buyers, young families or investors!

The ground floor comprises a welcoming living room, a modern kitchen with an excellent range of fitted units and ample dining space, along with a convenient downstairs WC & utility room. Upstairs, the property offers three well-proportioned bedrooms while a stylish three-piece family bathroom completes the first-floor accommodation.

Situated just off Knockmenagh Road in the popular Bluestone Hall development, this home enjoys a convenient location close to local schools, shops, Craigavon Area Hospital, South Lake Leisure Centre, Rushmere Shopping Centre and excellent transport links. Early viewing is highly recommended.



Lounge

17'10" x 11'1"

This inviting lounge is a wonderful space for relaxation and socialising, featuring a charming fireplace as a focal point. Natural light fills the room through a bay window, creating a bright and welcoming atmosphere.

Kitchen/Dining

10'9" x 12'2"

The kitchen and dining area combine practicality with a cosy dining space. White cabinetry contrasts with darker countertops and a tiled splashback, creating a fresh, modern feel. The kitchen is equipped with integrated appliances and offers plenty of storage and work surface. A window and glass patio door let in ample light and provide access to the rear garden.

WC

7'5" x 3'1"

The downstairs WC is tiled in white with dark flooring and features a pedestal sink and toilet, offering a convenient guest facility.

Master Bedroom

14'4" x 8'10"

The master bedroom benefits from a peaceful ambience, with light wood flooring and soft neutral walls complemented by a feature wall with delicate floral wallpaper. The room is bright and airy, with a windows letting in plenty of natural light.

Bedroom Two

11'7" x 7'8"

Bedroom Two is a comfortable, well-proportioned room, dressed in neutral tones with light wood flooring. A window at the front allows natural light to fill the space, making it bright and welcoming.

Bedroom Three

7'7" x 7'9"

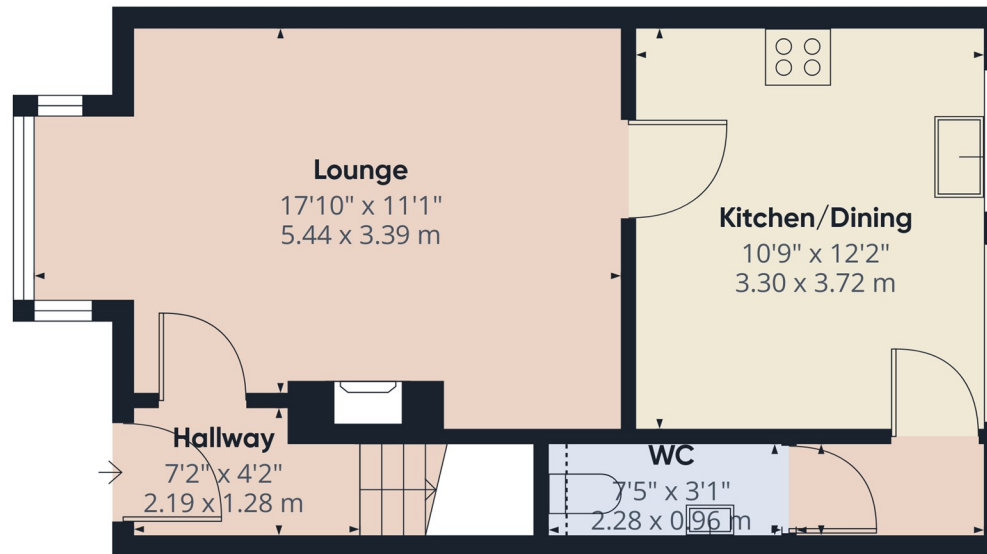
Bedroom Three features light wood flooring and neutral walls. A window provides natural light.

Bathroom

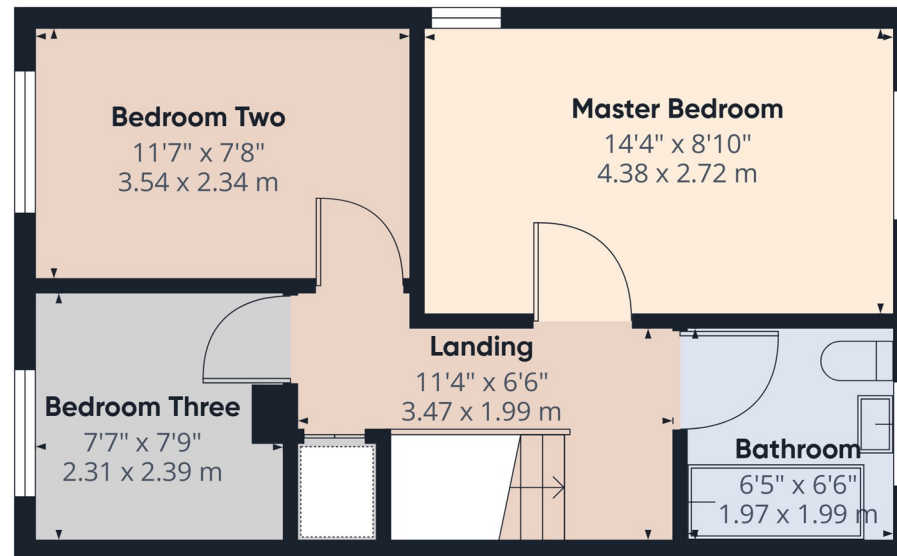
6'5" x 6'6"

The bathroom offers a clean and functional space with a white tiled suite including a bath with overhead shower, basin, and toilet. The room is filled with natural light from a frosted window and has dark floor tiles for contrast.

Hannath®



Ground Floor



Floor 1



Approximate total area⁽¹⁾

790 ft²

73.4 m²

Reduced headroom

2 ft²

0.1 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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