



7 Craigavon Avenue, Portadown, Craigavon, BT62 3HE

£87,500

- Excellent investment opportunity
- Three piece bathroom suite
- Oil fired central heating
- Spacious Lounge
- Two well proportioned bedrooms
- PVC double glazed windows
- Kitchen with an array of fitted units
- Fully enclosed rear yard
- Within walking distance to Portadown Town Centre

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		

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Hannath welcome to the market this well presented 2 bedroom mid-terrace property located in a popular location. This property is an ideal purchase for investors or first time buyers. Within walking distance to Portadown town centre, this two-bedroom property boasts many features such as spacious lounge, two well proportioned bedrooms, fitted kitchen with wall and base level units and a three piece bathroom suite.



Hallway

13'10" x 4'11"

The hallway welcomes you with a sleek black tiled floor and neutral walls, creating a bright and airy entrance. It features a staircase with a light grey carpet ascending to the first floor, and a radiator neatly positioned along one wall, enhancing the space's warmth and comfort.

Living Room

13'8" x 9'3"

This living room is a charming and cosy space featuring soft wooden flooring and pale walls that complement the natural light from the window.

Kitchen

7'2" x 13'6"

The kitchen is a bright and practical area with a modern feel, featuring black tiled flooring and cream walls. It comes fitted with sleek wall and base units with black granite-effect worktops, and a tiled splashback in a contrasting black and white pattern. There is a built-in oven and hob, with space for appliances including a tall fridge freezer and washing machine. A door leads outside to the rear yard.

Landing

3'4" x 3'9"

The landing is compact and carpeted in a soft grey tone, with neutral walls and access to the bedrooms and bathroom.

Bedroom 1

10'5" x 11'7"

Bedroom 1 is a spacious and inviting room with light wooden flooring and neutral walls that create a calm and restful atmosphere. It features a large window filling the room with natural light. A double bed occupies the centre of the room, and additional space allows for freestanding furniture and storage. There is also a built in storage cupboard

Bedroom 2

10'4" x 7'9"

Bedroom 2 is a comfortable and well-lit room featuring wooden flooring and neutral walls.

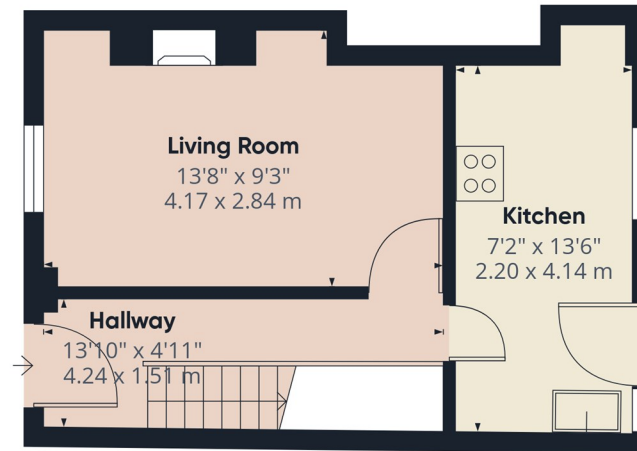
Bathroom

6'6" x 6'7"

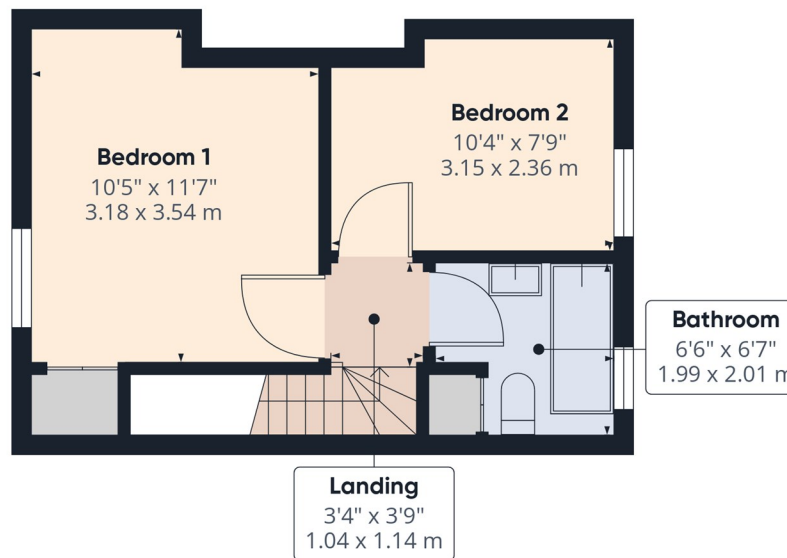
The bathroom is neatly presented with light tiled flooring and walls, creating a clean and fresh feel. It includes a white pedestal sink and toilet, alongside a bath with a shower over and a glass shower screen. A frosted window allows natural light while maintaining privacy.

Rear Garden

The rear yard is a practical outdoor space. It is enclosed by walls offering privacy and includes two storage sheds. The yard receives good natural light and has access to the kitchen through a back door, making it ideal for outdoor utility use or garden seating.



Ground Floor



Floor 1

Approximate total area⁽¹⁾

549 ft²

51 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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