



56 Derryhale Road, Portadown, Craigavon, Armagh, BT62 4HE

Asking Price £189,950

- Four bedroom semi detached bungalow
- Kitchen with a range of high and low level fitted units
- Garage to rear
- Four piece bathroom suite
- PVC double glazed windows throughout
- Enclosed private rear garden laid in lawn
- Lounge with feature fire
- OFCH

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		

56 Derryhale Road, Craigavon BT62 4HE

Hannath welcome to the market this 4 bedroom semi-detached bungalow on the Derryhale Road. Situated on the outskirts of Portadown this property is in a great location and will be popular. The property consists of 4 bedrooms, 1 reception room, kitchen and four piece bathroom suite. Externally the property has beautifully presented gardens, private and fully enclosed rear with garage. Viewings via Agent.



Hallway

13'0" x 5'0"

This welcoming hallway benefits from a tiled floor and wood-paneled ceiling, illuminated by natural light through a front door with glass panels. It offers ample space and connects to the main living areas and bedrooms, setting a warm tone for the home.

Living Room

10'0" x 15'1"

The living room is a bright and comfortable space with large windows allowing plenty of natural light to fill the room. It features a charming fireplace with a wooden surround set against pale walls and wood-effect flooring, providing a cosy atmosphere for relaxation or entertaining.

Kitchen

10'6" x 17'3"

The kitchen is a practical and versatile space tiled throughout in dark tiles that extend to the floor and splashbacks. It is fitted with a range of light cabinetry with contrasting dark accents, integrated appliances, and space for a dining table, making it perfect for everyday family meals and food preparation.

Bedroom 1

10'0" x 12'0"

Bedroom 1 is a light and airy double room featuring neutral decor and carpet flooring. A window allows for natural daylight and the room offers enough space for essential bedroom furnishings, creating a restful retreat within the home.

Bedroom 3

7'1" x 11'7"

A small double bedroom with light walls and wood-effect flooring. The room is naturally bright from a window and provides sufficient space for a bed and storage furniture, ideal for a child's bedroom or guest room.

Bedroom 2

6'7" x 8'8"

Bedroom 2 is a smaller bedroom with a neutral finish and wood-effect flooring. It is well-lit by natural daylight through a window and offers practical accommodation for use as a single bedroom or study.

Bedroom 4

9'9" x 11'10"

This bedroom offers a bright and spacious feel with light wood-effect flooring and pale walls, including a feature wall in a subtle shade. A large window allows plenty of natural light to fill the room, making it a comfortable space suitable for various uses.

Bathroom

6'0" x 11'10"

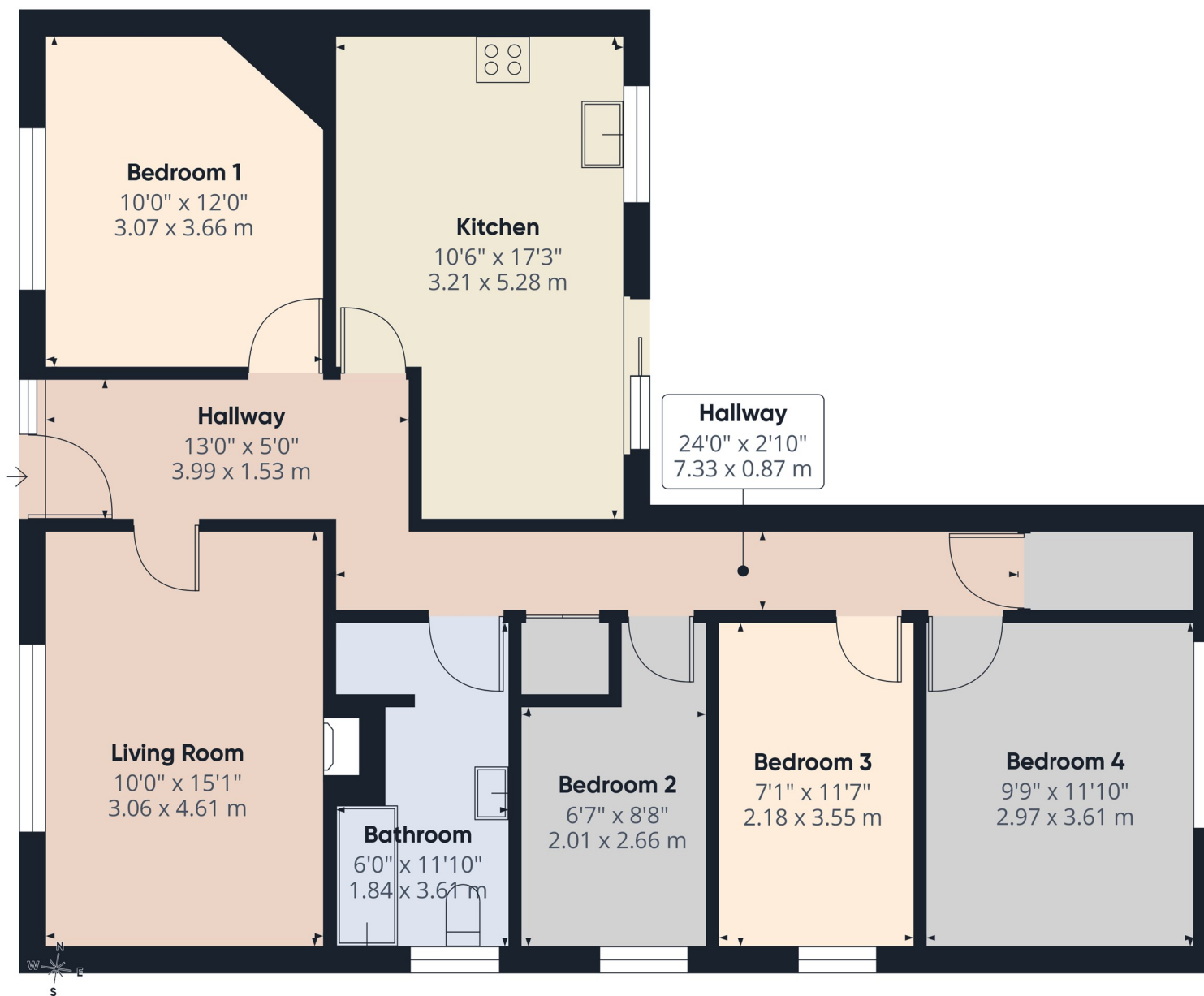
The bathroom is fully tiled in a combination of dark blue and white tiles on walls and floor, featuring a white four-piece suite including a bathtub, shower, pedestal basin, and WC. A window provides natural light and ventilation, completing this practical family bathroom.

Garage

15'8" x 11'10"

This detached garage is a spacious secure building providing a useful addition to the property for extra storage needs.

Hannath®



Ground Floor Building 1

Approximate total area⁽¹⁾

933 ft²
86.6 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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