



18 Sheridan Green, Portadown, Craigavon, County Armagh, BT63

EDNI
Asking Price £129,950

- Spacious semi-detached family home
- Large rear garden
- Quiet residential cu - de - sac
- Open plan living and dining area
- Shed plumbed for washing machine and dryer
- Oil Fired Central Heating
- Modern three piece bathroom suite
- Tarmac driveway

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		

18 Sheridan Green, Craigavon BT63 5BN

Hannath are delighted to welcome 18 Sheridan Green to the market. This property is first time buyers dream. Offering this well maintained and tastefully decorated semi-detached family home. The ground floor offers open plan living and dining area perfect for modern family living. The property boasts a wonderfully presented enclosed rear garden for those with young families. Early viewing is a must!



Entrance Hall

3'6" x 2'11"

Wood laminate flooring

Living Room

15'1" x 12'5"

Feature fireplace with multifuel stove, wood laminate flooring, double panel radiator

Kitchen/Diner

15'1" x 10'4"

Range of high and low level units, integrated units, wood laminate flooring, single panel radiator, back door to rear, part tiled walls.

Landing

8'9" x 5'10"

In carpet

Bedroom 1

12'0" x 8'9"

Wood laminate flooring, single panel radiator

Bedroom 2

10'10" x 8'3"

In carpet, single panel radiator

Bedroom 3

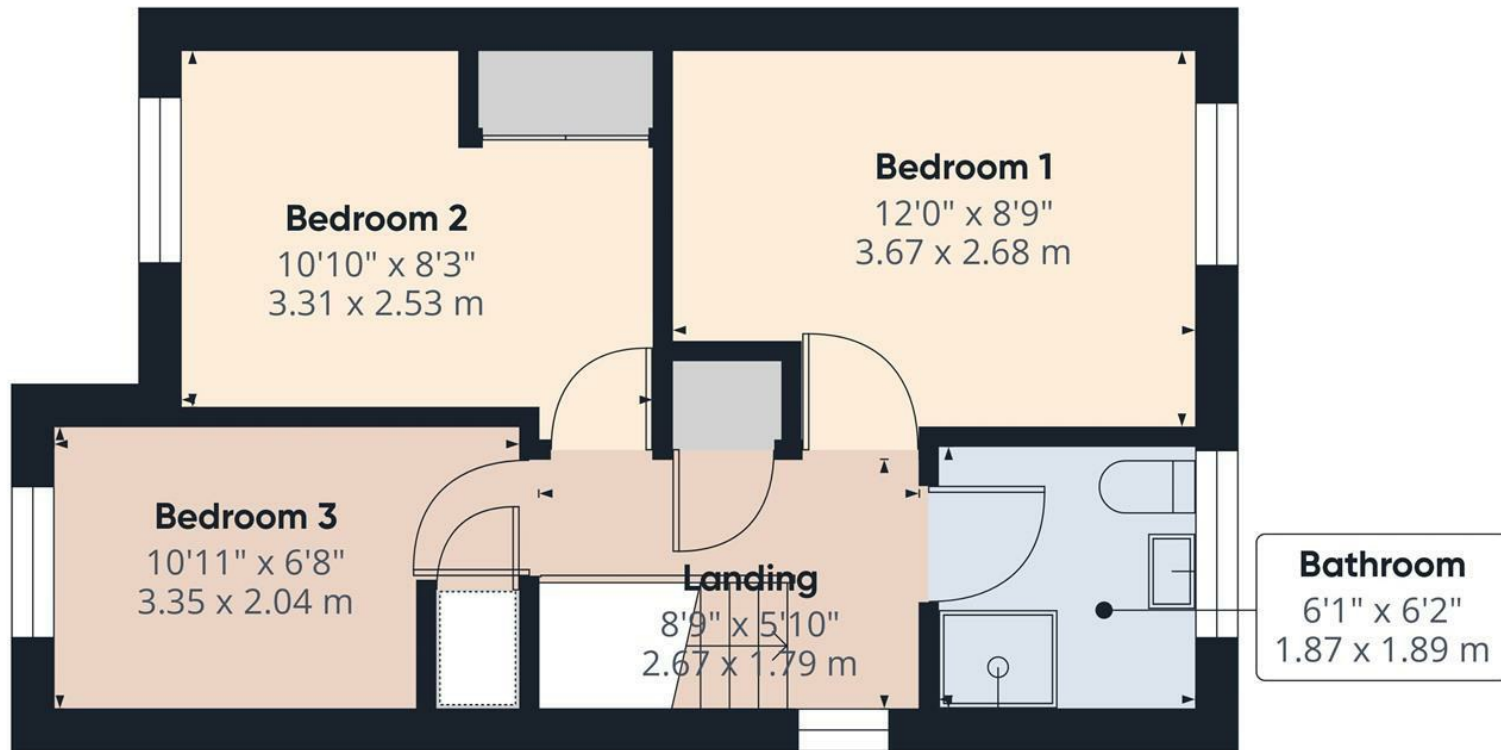
10'11" x 6'8"

In carpet, single panel radiator

Family Bathroom

6'2" x 6'1"

Three piece suite comprising electric shower cubicle, wash hand basin and w.c., part tiled walls, tiled flooring, heated towel rail



Floor 1

Approximate total area⁽¹⁾

335.09 ft²
31.13 m²

(1) Excluding balconies and terraces

While every attempt has been made to ensure accuracy, all measurements are approximate, not to scale. This floor plan is for illustrative purposes only.

Calculations were based on RICS IPMS 3C standard. Please note that calculations were adjusted by a third party and therefore may not comply with RICS IPMS 3C.

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