



11 Selshion Manor, Portadown, Craigavon, County Armagh, BT62

Asking Price £234,950

- Three bedroom detached family home
- Modern Kitchen
- Beautifully maintained front and rear gardens
- 2 further double rooms
- Located in a quiet cul-de-sac
- Opportunity to create fourth bedroom on large spacious landing area
- Utility Room
- Downstairs W.C
- PVC double glazed windows
- Off street parking on tarmac driveway
- Three/Four reception rooms downstairs inclusive of garage conversion
- Large enclosed rear garden
- Master with en-suite
- Within walking distance to local schools, shops and Portadown Town Centre
- Gas Heating

Hannath

Approximate total area⁽¹⁾
1029 ft²
95.6 m²

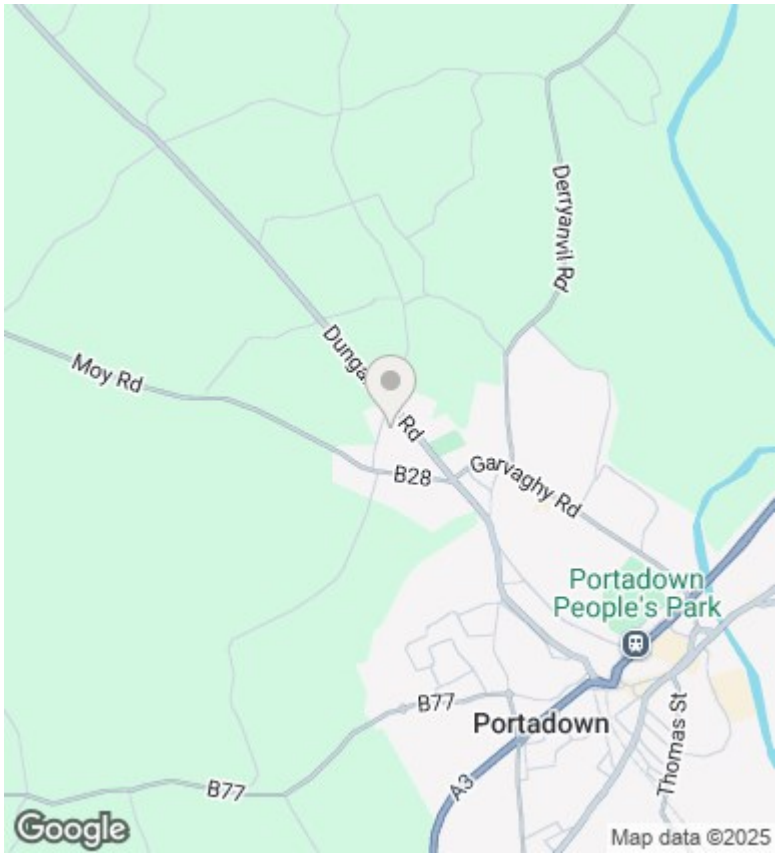
Reduced headroom
17 ft²
1.6 m²

(1) Excluding balconies and terraces

Reduced headroom
..... Below 5 ft/1.5 m

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 are based on RICS IPMS 3C standard.

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Directions

8 Bridge Street, Portadown, Co. Armagh, BT62 1JD
02838 399911

Viewings

Viewings by arrangement only. Call 02838 399911 to make an appointment.

Council Tax Band

Northern Ireland

EPC Rating:

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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