



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

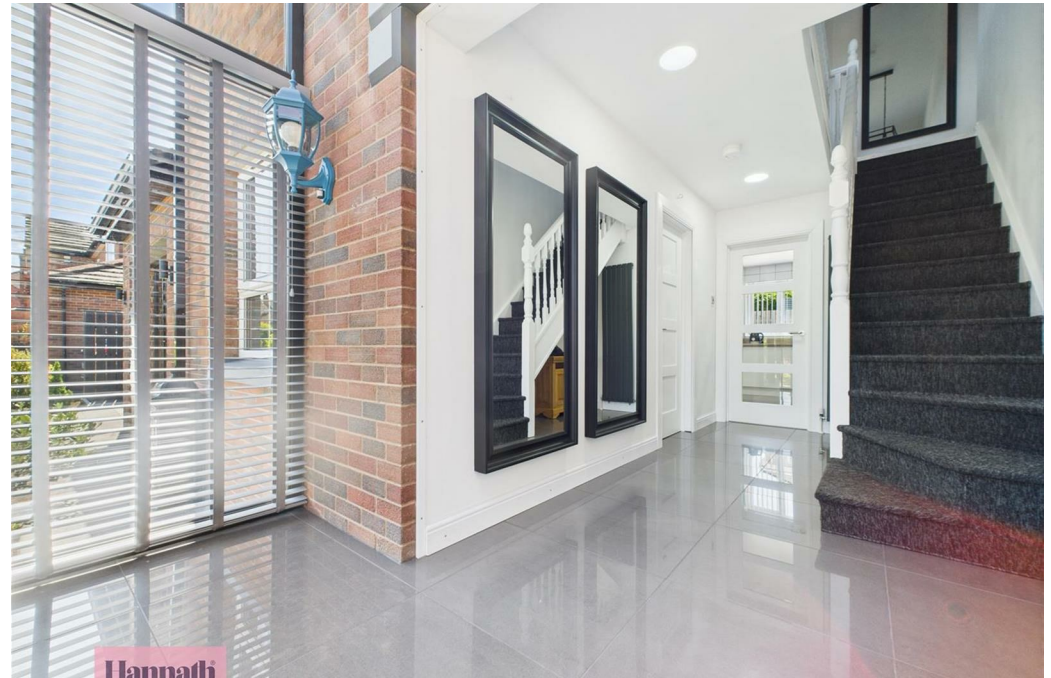
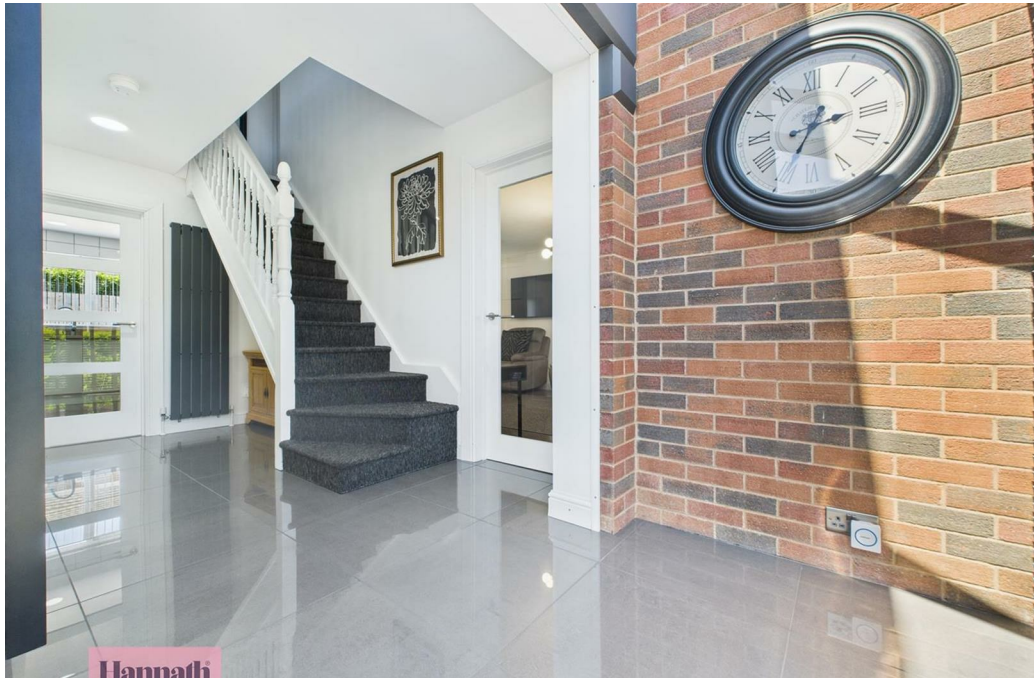
^{1^E}
Asking Price £234,950

- Three bedroom detached family home
- Modern Kitchen
- Beautifully maintained front and rear gardens
- 2 further double rooms
- Opportunity to create fourth bedroom on large spacious landing area
- Utility Room
- Downstairs W.C
- PVC double glazed windows
- 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

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(82 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 beautifully presented three bedroom detached family home. The spacious accommodation sits on a corner site and extends to approx 1572 sq/ft to include three bedrooms, master with en-suite and built in storage, open plan kitchen/ dining, utility room, spacious lounge and modern three piece bathroom suite. Internally this home provides bright and spacious family accommodation and is one not to be missed. The property boasts private side and rear gardens making it the perfect location for all.



Entrance Hall

17'7" x 6'8"

Tiled flooring

Living Room

16'10" x 11'10"

Multifuel stove, tiled flooring, radiator

Dining Room

11'9" x 10'4"

Tiled flooring, patio doors to rear, double doors through to kitchen, radiator

Living Room 2

12'5" x 10'2"

Tiled flooring, radiator

Kitchen

15'5" x 11'10"

Range of high and low level units, integrated appliances, tiled flooring, radiator

W.C.

6'2" x 3'0"

Tiled walls, tiled flooring, wash hand basin, w.c.

Utility room

13'5" x 5'1"

Back door to rear, tiled flooring, tiled walls, space for washing machine, tumble dryer, radiator

Gym

18'6" x 9'6"

Previously a garage, now converted, wood laminate flooring, door to front

First Floor Landing

17'2" x 10'2"

Potential for this space to become 4th bedroom - previously was a bedroom but wall taken down to open landing, wood laminate flooring, double panel radiator, built in storage

Master bedroom

12'11" x 11'0"

Walk in wardrobe, wood flooring, radiator

En-suite

6'0" x 5'9"

Three piece suite, shower unit, wash hand basin, w.c. tiled flooring, tiled walls, heated towel rail

Bedroom 2

11'11" x 9'8"

Wood flooring, radiator

Bedroom 3

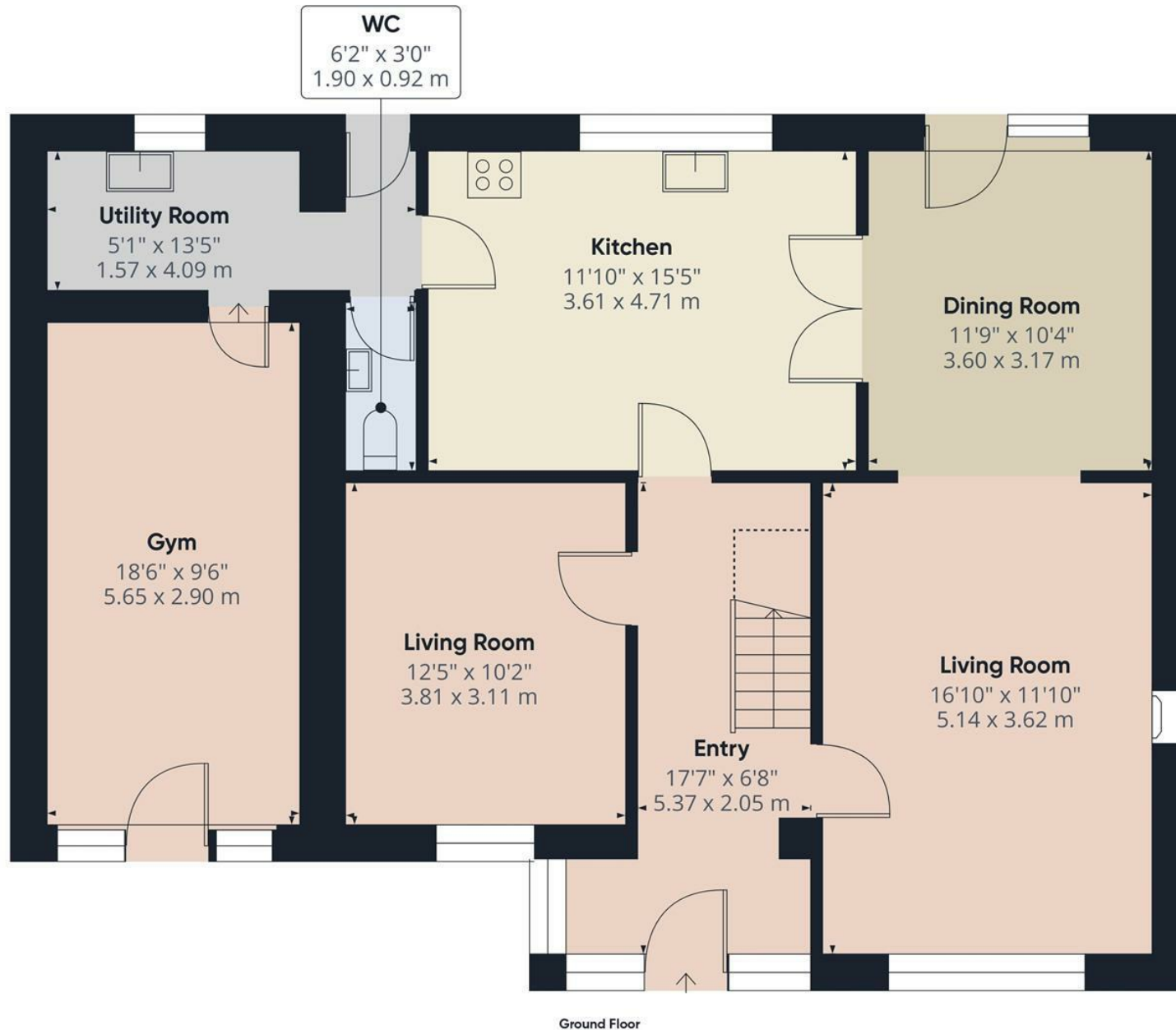
14'3" x 10'3"

Wood flooring, radiator

Family Bathroom

8'3" x 7'6"

Three piece suite, walk in shower, wash hand basin, w.c. tiled flooring, tiled walls, heated towel rail



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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