



## 40 Knock Road, Portadown, Craigavon, County Armagh, BT63

Offers Over £175,000

- Two Bedroom Detached Bungalow
- Two Well Proportioned Bedrooms
- Detached Garage (16'6" x 8'11")
- Lounge Featuring an Open Fireplace
- Three Piece Family Bathroom Suite
- Oil Fired Central Heating
- Open Plan Modern Kitchen/Dining Area with an Array of Sleek Fitted Units & Integrated Appliances
- Utility
- Situated Near Craigavon Area Hospital, Rushmere Shopping Centre, Craigavon Omniplex, South Lake Leisure Centre, Portadown Town Centre, Schools, Restaurants, Nightlife and Other Local Amenities as well as M1 Interchange.

**Hannath**

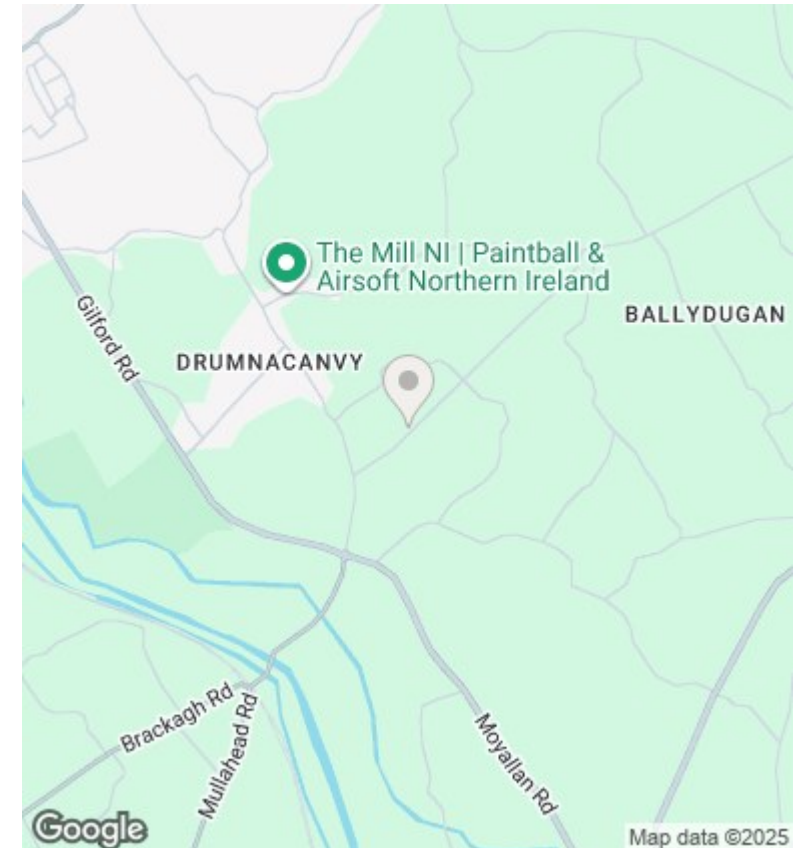
Approximate total area<sup>(1)</sup>  
608 ft<sup>2</sup>  
56.4 m<sup>2</sup>

(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.

GIRAFFE360

Ground Floor Building 1



## Directions

## 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) <b>A</b>		
(81-91) <b>B</b>		
(69-80) <b>C</b>		
(55-68) <b>D</b>		
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
Not energy efficient - higher running costs		
<b>Northern Ireland</b>	EU Directive 2002/91/EC	