



18 Bluestone Hall, Craigavon, Craigavon, BT64 2AJ

£835 Per Month

- Three Bedroom Mid-Terrace Property
- Ground floor WC
- Oil fired central heating
- Deposit: £835
- Three first floor bedrooms
- PVC double glazed windows
- Fitted kitchen with range of integrated appliances
- Modern three-piece bathroom suite
- Off street car parking

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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We are delighted to offer for rental this well-presented, partially furnished, three bedroom property in Bluestone Hall, Craigavon.

Situated in a popular and convenient development in the Craigavon area; it offers convenient access to the town centre, local amenities and transport links, Rushmere shopping centre and Craigavon Area Hospital.

Internally, it is spacious, bright and modern throughout, making it an ideal home for an array of tenants.

Externally, it features a private and enclosed rear garden as well as a driveway for off-street parking.

Early viewings are highly recommended.

Deposit: £835

Rent: £835pcm

Available: Immediately

EPC: C72



Entrance Hall

Entrance via wood effect floor.

Lounge

12'3" x 18'0"

Front aspect room featuring open fire with wooden surround and tiled hearth, recessed spot lighting, bay window, wood effect laminate flooring and double panel radiator.

Kitchen/Diner

12'3" x 10'11"

Fitted kitchen with wall and base level units, stainless steel sink with draining board, integrated electric oven, integrated four ring hob and space for fridge/freezer and utilities. Partially tiled walls, tiled flooring and single panel radiator. Access to rear via sliding double glazed door.

Rear Hall

Tiled flooring.

WC

7'10" x 3'3"

Two-piece suite comprising of; low flush WC and pedestal wash hand basin with tiled splash back. Tiled flooring and single panel radiator.

First Floor Landing

Access to shelved hot press roof space.

Bedroom 1

14'1" x 13'1"

Rear aspect room with single panel radiator.

Bedroom 2

11'6" x 7'7"

Front aspect room with single panel radiator.

Bedroom 3

7'10" x 7'7"

Front aspect room with single panel radiator.

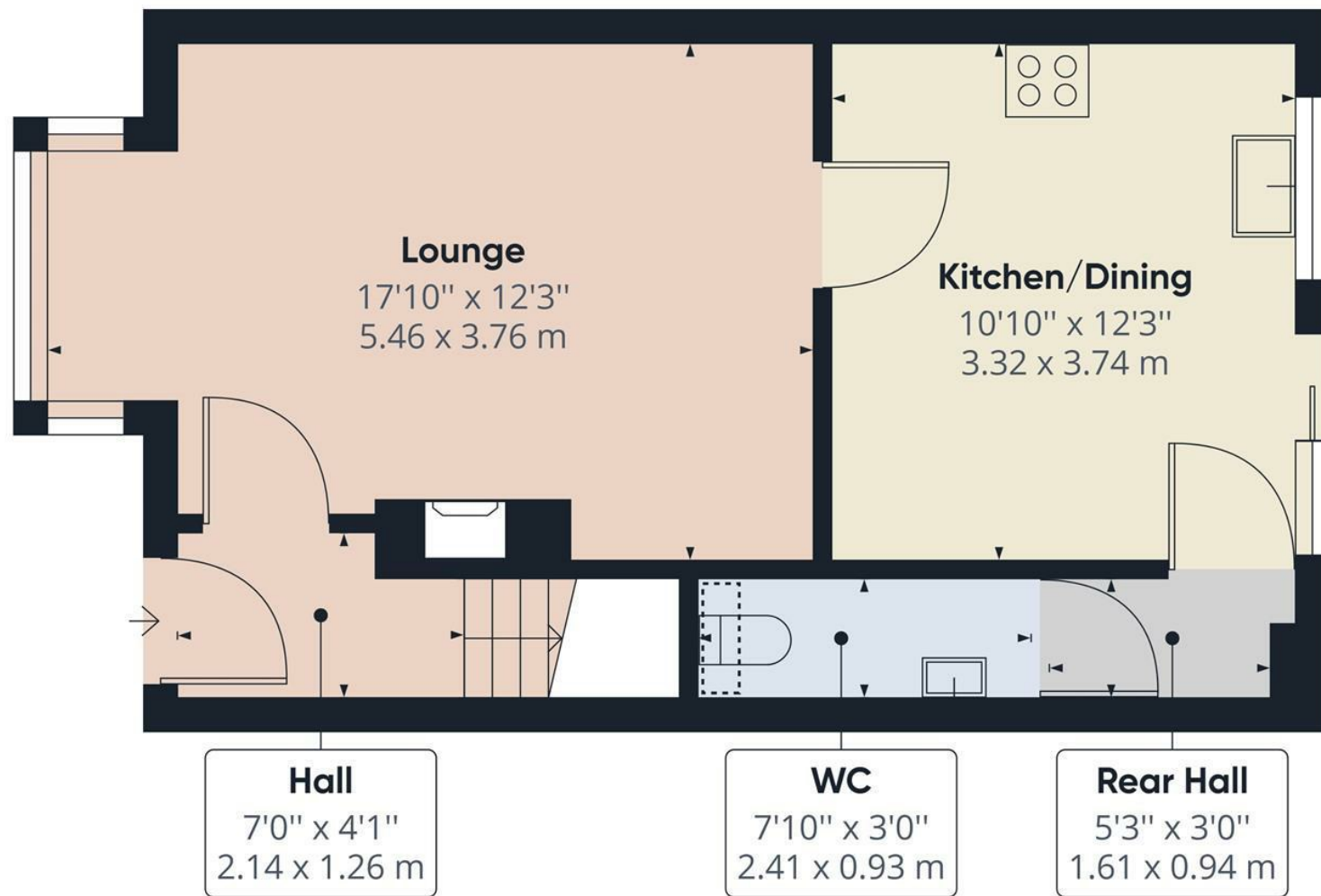
Bathroom

6'5" x 6'6"

Three-piece suite comprising of; low flush WC, pedestal wash hand basin and panel bath with mixer shower unit and shower screen. Recessed spot lighting, partially tiled walls, tiled flooring and single panel radiator.

Exterior

Front of property comprising of; concrete paving and tarmac driveway. Enclosed rear garden comprising of concrete paving.



Ground Floor

Approximate total area⁽¹⁾

422.89 ft²
39.29 m²

Reduced headroom

2.84 ft²
0.26 m²

(1) Excluding balconies and terraces

Reduced headroom
(below 1.5m/4.92ft)

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

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