



14 Carrickblacker Road, Portadown, Craigavon, County Armagh, BT63 5AU

Asking Price £79,950

- Spacious 2 bed mid terrace
- 2 spacious bedrooms
- PVC double glazed windows
- Two spacious reception rooms including living and dining areas
- Spacious three piece bathroom suite
- Great opportunity for investors or first time buyers
- Kitchen with an array of units overlooking the backyard
- Oil fired central heating

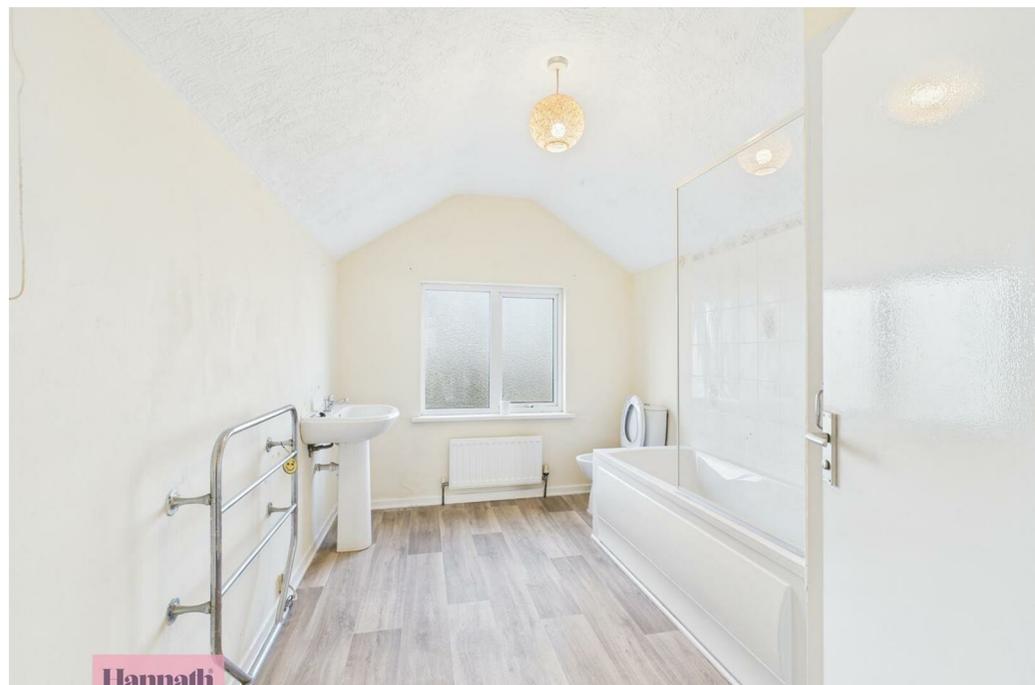
Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus)	A		
(81-91)	B		
(69-80)	C		
(55-68)	D		68
(39-54)	E	43	
(21-38)	F		
(1-20)	G		
Not energy efficient - higher running costs			
Northern Ireland		EU Directive 2002/91/EC	

# 14 Carrickblacker Road, Craigavon BT63 5AU

Hannath are delighted to bring this two bed mid-terrace property on the Carrickblacker Road, Portadown. The property is ideally located close to Portadown town centre, it benefits from immediate access to local schools, amenities and transport links.

Internally, the property comprises two reception rooms with feature fireplaces, leading to the kitchen with a range of units and overlooks the rear yard.

The first floor offers two good-size bedrooms and a main three piece bathroom.



### **Entrance Hall**

13'5x3'6

Wood laminate flooring, radiator

### **Living Room**

13'7x10'8

Feature fireplace, bay window, radiator, in carpet

### **Reception Room 2**

12'8x11'5

Feature fireplace, wood laminate flooring, under stairs storage, radiator

### **Kitchen**

11'3x7'10

Range of high and low level units, vinyl flooring, radiator, back door to utility area

### **Utility Area**

10'11x5'7

Concrete floor, plumbed for washing machine, door to rear

### **Landing**

4'11x2'5

In carpet, access to roofspace

### **Bathroom**

11'3x7'10

Three piece bathroom suite with electric shower over bath, wash hand basin, w.c., radiator, part tiled wall

### **Bedroom 1**

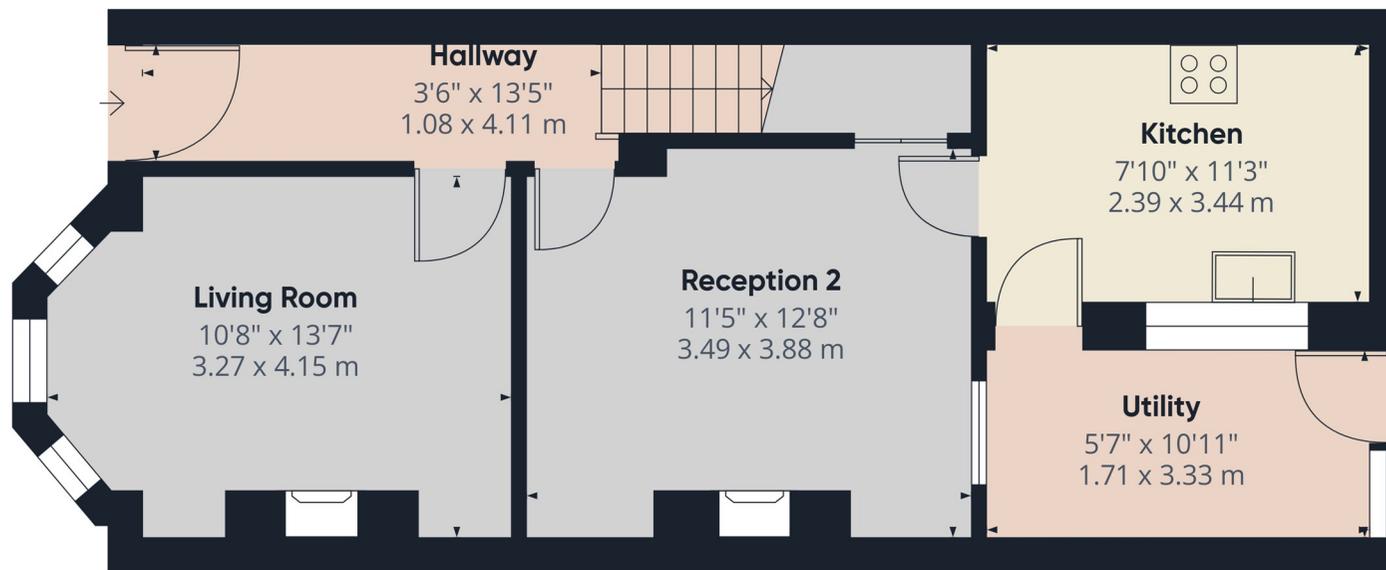
14'9x10'9

In carpet, radiator

### **Bedroom 2**

12'8x9'4

In carpet, radiator, built in wardrobe



Ground Floor



Floor 1

Approximate total area<sup>(1)</sup>  
891 ft<sup>2</sup>  
82.8 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.

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