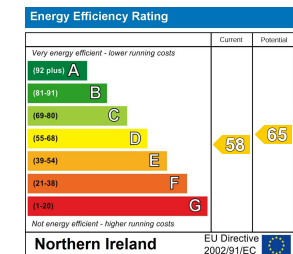




## 5 Brook Lodge, Portadown, BT62 3LU

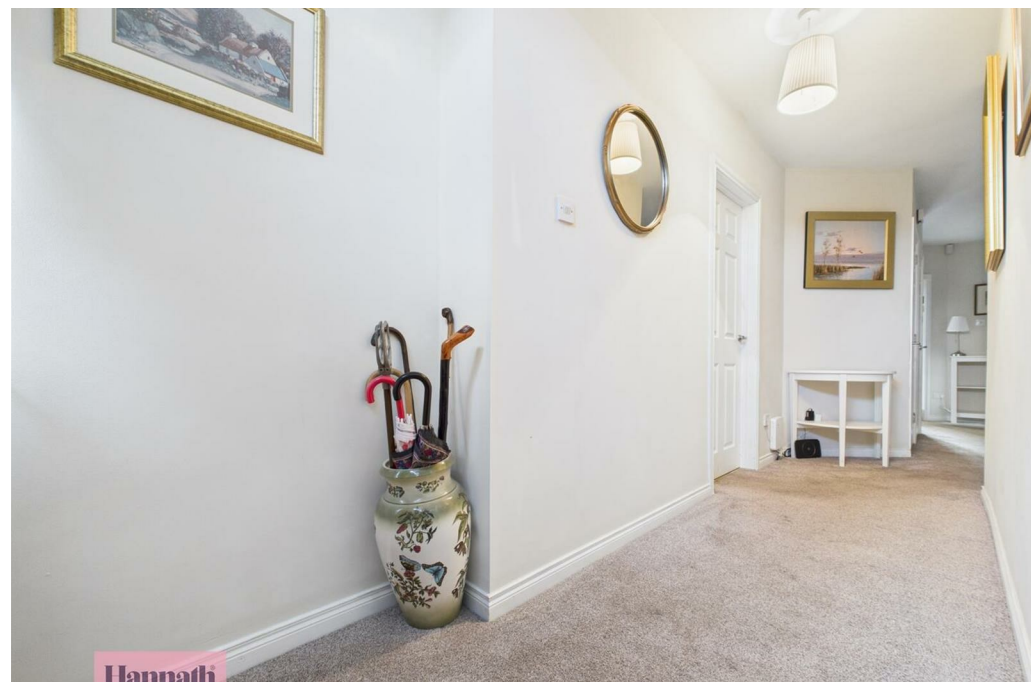
Asking Price £209,950

- Charming three bedroom bungalow
- Open plan kitchen/diner with attached living area
- Master bedroom ensuite
- Well maintained rear garden
- Ground floor accommodation
- Utility Room
- Double glazed windows
- Lounge with feature open fireplace
- Three piece bathroom suite
- Oil fired central heating



## 5 Brook Lodge, Portadown BT62 3LU

Hannath are delighted to bring to the market this charming three bedroom detached bungalow in a desirable development just off the Mahon Road, Portadown. This home is packed full of functionality and character, featuring an open plan kitchen /dining, lounge with feature fireplace and three good size bedrooms including a master ensuite. Opening out onto a beautifully maintained rear garden with steel shed and garden house, this property is sure to feature high on the wish list of many potential buyers.



### Entrance Hall

28'3x3'11

Entrance via solid wooden door with stained glass fan widow above and glass panels either side, carpet, access to shelved hot press and cloak room.

### Lounge

15'9x12'7

Front aspect room with feature open fireplace with wooden and cast iron surround and tile hearth, bay window, solid pine flooring and double panel radiator.

### Kitchen

16'8x12'8

Entrance via glazed wooden door, fitted kitchen with wall and base level units, integrated oven, space for fridge/freezer and tiled flooring.

### Utility Room

7'4x5'6

Fitted units, stainless steel sink with draining board, tiled flooring, wired and plumbed space for utilities and access to rear garden via partially glazed wooden door.

### Master Bedroom

12'1x10'11

Front aspect room in carpet, double panel radiator and access to;

### En-suite

11'0" x 2'11"

Three piece suite comprising of; WC, wash hand basin, shower, tiled flooring and heated towel rail.

### Bedroom 2

12'10x9'0

Side aspect room with cork tile flooring, single panel radiator and access to roof space.

### Bedroom 3

12'0x9'7

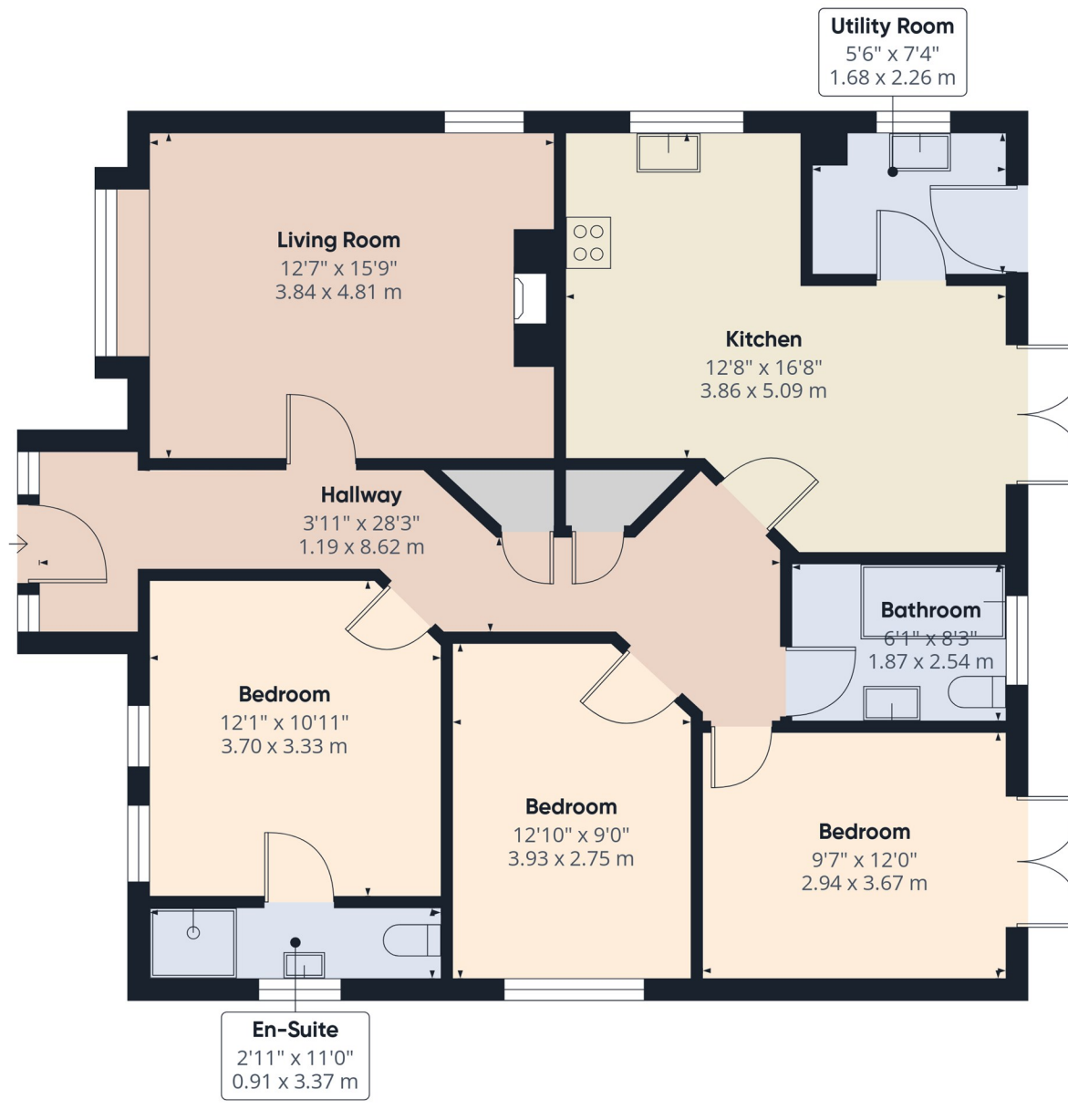
Rear aspect room with cork tile flooring, single panel radiator and access to rear garden via double glazed double doors.

### Bathroom

8'3" x 6'1"

Three piece suite comprising of; WC, wash hand basin with tiled splash back and corner bath; tiled flooring and single panel radiator.





**Hannath®**

**Approximate total area<sup>(1)</sup>**  
1058 ft<sup>2</sup>  
98.4 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.

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