



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

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus)	A		
(81-91)	B		
(69-80)	C		
(55-68)	D	58	65
(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 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 window 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

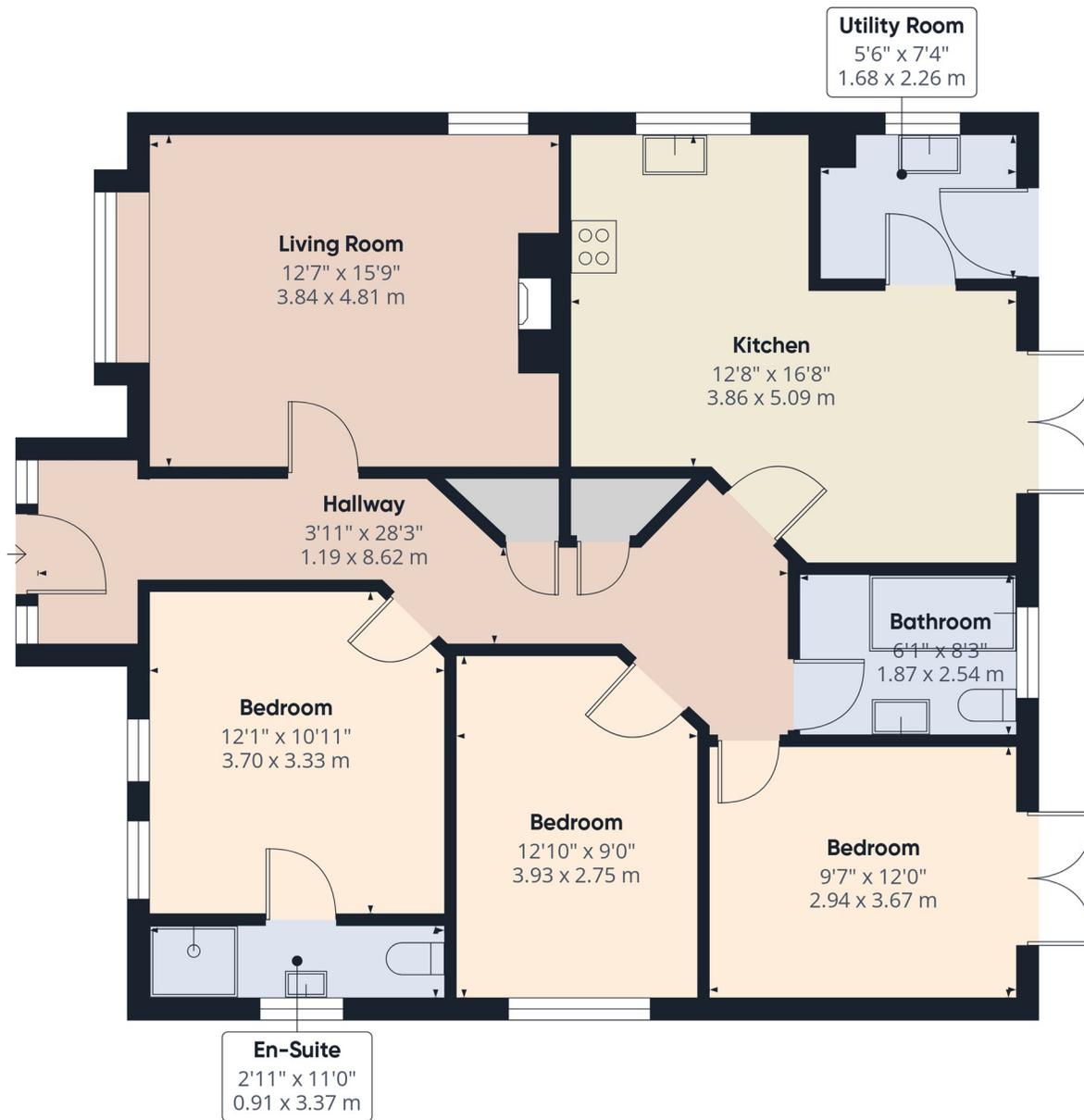
12'0x9'7

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.



Approximate total area⁽¹⁾
1058 ft²
98.4 m²

(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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