



22 Hillcrest, Lurgan, BT66 8QU

Offers Over £160,000

- Spacious Three Bedroom Semi-Detached Family Home Offering 1,175 sq.ft.
- Downstairs WC
- New Gas Boiler & Electrics are Certified
- Lounge with Open Fireplace
- Three Well Proportioned Double Bedrooms
- Built in Ladder for Roof Space Access
- Kitchen/Dining Area with High & Low Fitted Units & Integrated Appliances & Gas Connections Fitted in Kitchen for Gas Hobs
- Three Piece Partially Tiled Family Bathroom Suite
- 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

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			
(81-91) B			
(69-80) C		74	75
(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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Hannath Estate Agents are delighted to introduce this generous three-bedroom semi-detached home, offering a comfortable 1,175?sq?ft of thoughtful layout. As you step through the front door, you are welcomed into a bright lounge anchored by an elegant open fireplace. The lounge flows effortlessly into the kitchen and dining area, where high-level and low-level fitted units combine with integrated appliances. A convenient downstairs WC adds a further touch of practicality. Ascending to the first floor, the property continues to impress. There are three generously proportioned bedrooms and a contemporary three-piece family bathroom suite

Located off Portadown Road, Lurgan.



Hallway

16'9" x 4'6"

This welcoming hallway extends the length of the ground floor, featuring warm wooden flooring and natural wood trim. A staircase leads to the first floor, while doors open into the lounge, kitchen/dining area, and a convenient downstairs WC. The space offers a bright and airy introduction to the home, with practical access to all principal areas on the ground floor.

Lounge

16'10" x 11'9"

Spacious and inviting, the lounge provides a comfortable living space with wooden flooring that extends throughout. Natural light fills the room via a large front window, highlighting a traditional wooden fireplace with a mantle. Double glazed French doors with glass panels connect to the hallway, enhancing the flow between rooms.

Kitchen/Dining

10'4" x 19'5"

The kitchen and dining area offer a practical and sizeable space for cooking and family meals. The kitchen features high & low units finished in a light colour, integrated appliances including an oven and extractor, and ample work surfaces. The dining area comfortably accommodates a table and chairs, with room to move freely. A side door leads out to the rear garden, allowing easy access for outdoor dining or entertaining. The floor is finished with dark tiles.

WC

5'9" x 2'11"

A compact and functional WC located on the ground floor, fitted with a simple toilet and a small window providing natural light. The walls are painted white with natural wood trim at the base.

Landing

11'8" x 7'7"

The landing is a light and airy space on the first floor, carpeted in a neutral tone. It features a wooden balustrade overlooking the stairwell and gives access to all three bedrooms and the bathroom.

Master Bedroom

14'1" x 11'6"

The master bedroom is a generous double room, flooded with natural light from a large front-facing window. The space benefits from a warm wooden floor and neutral walls, creating a calm and restful environment. There is ample room for a large bed and additional furniture.

Bedroom Two

13'1" x 11'7"

Bedroom two is a good-sized double room, naturally bright with a large window overlooking the rear. Like the master bedroom, it features a wooden floor and neutral walls, providing a versatile space suitable for guests, family, or a home office.

Bedroom Three

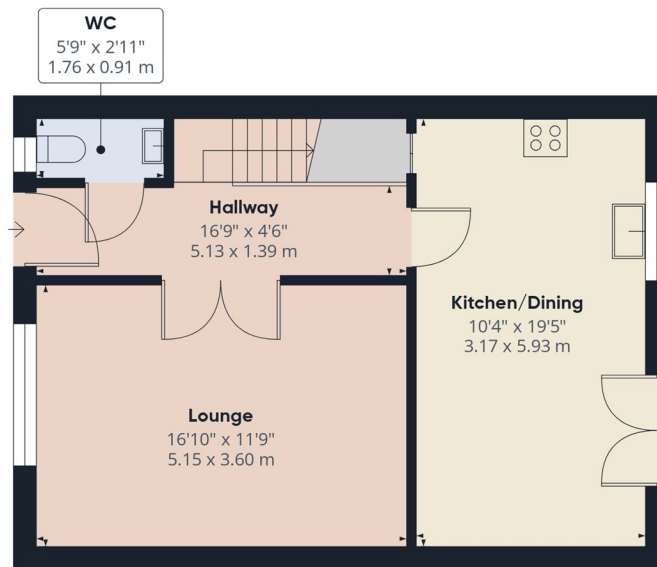
8'1" x 7'7"

The third bedroom is a smaller room, featuring wooden flooring and a window that offers natural light. Its size makes it ideal for a child's room, nursery, or a compact study space, offering flexibility depending on lifestyle needs.

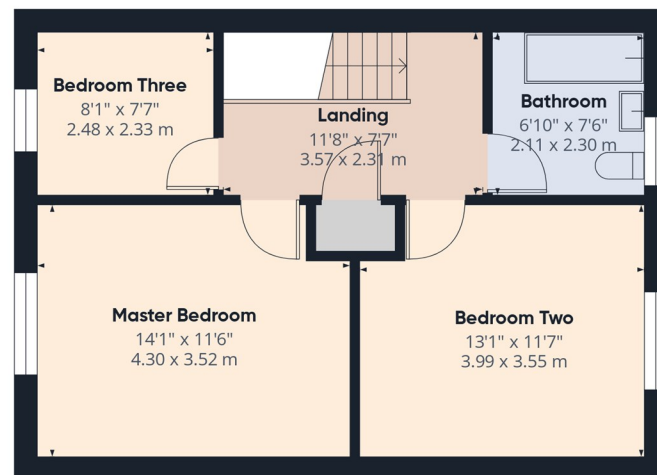
Bathroom

6'10" x 7'6"

The first-floor bathroom is fitted with a white suite including a bath with an overhead shower, a pedestal sink, and a toilet. The walls are tiled around the bath area with light tiles, and the flooring is finished in a wood-effect laminate.



Ground Floor



Floor 1



Approximate total area⁽¹⁾
1021 ft²
94.9 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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