



## 12 Lisnisky Walk, Portadown, BT63 5FY

### Offers Over £210,000

- Semi-Detached Family home
- Utility & Downstairs WC
- Three Piece Family Bathroom Suite
- Lounge with a Feature Stove
- Master Bedroom with a Private En-Suite & Walk-In-Wardrobe
- 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
- Modern Kitchen/Dining with an Array of Sleek Fitted Units and Integrated Appliances
- Two Further Well Proportioned Bedrooms
- Viewing Strictly via Agent

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			
(81-91) B			
(69-80) C		82	82
(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	

# 12 Lisnisky Walk, Portadown BT63 5FY

Hannath Estate Agents are delighted to welcome this semi-detached family home. Stepping inside, you're immediately drawn to an inviting lounge, which offers a feature stove. The superb open-plan kitchen and dining area boasts an array of sleek, modern fitted units and integrated appliances. For added practicality, the ground floor also conveniently hosts a dedicated utility room and a well-appointed WC. Ascending to the first floor, there is a master bedroom complete with its own private en-suite & walk-in-wardrobe, two further well-proportioned bedrooms & A stylish three-piece family bathroom suite beautifully completes the first-floor accommodation.

Located off Old Lurgan Road, Portadown.



### Hallway

18'6" x 6'6"

A welcoming hallway with a neutral colour palette and glossy tiled flooring that leads to the upper floor via a carpeted staircase.

### Lounge

14'4" x 11'5"

A comfortable lounge featuring wood-effect flooring and a large window that fills the room with natural light. The focal point is a fireplace with a wooden mantelpiece.

### Kitchen/Dining

13'11" x 11'6"

A bright kitchen/dining room with large tiled flooring and fresh white cabinetry contrasted by a deep blue accent wall. The kitchen is thoughtfully arranged with integrated appliances and plenty of storage. Adjacent to the kitchen is a utility room with matching flooring, fitted with essential appliances and a door leading outside.

### Utility

7'8" x 6'3"

A well-equipped utility room adjoining the kitchen, featuring white cabinets and plumbing for a washing machine and dryer. The room benefits from natural light through a glazed door that opens directly to the outside.

### WC

6'3" x 3'0"

A modern ground floor WC with tiled flooring and a combination of white and blue walls. It offers a sleek white toilet and basin.

### Master Bedroom

13'11" x 11'8"

The master bedroom is generously sized, with wood-effect flooring and soft wall colours. The room is brightened by natural light from a window. An ensuite bathroom offers additional privacy and convenience.

### En-Suite

6'11" x 6'3"

An ensuite bathroom connected to the master bedroom, featuring a shower cubicle, a toilet, and a basin.

### Bedroom Two

10'0" x 9'6"

A second bedroom with wood-effect flooring and neutral walls. The space is bright with a window.

### Bedroom Three

10'0" x 8'6"

A third bedroom designed as a nursery, featuring wood-effect flooring and soft coloured walls.

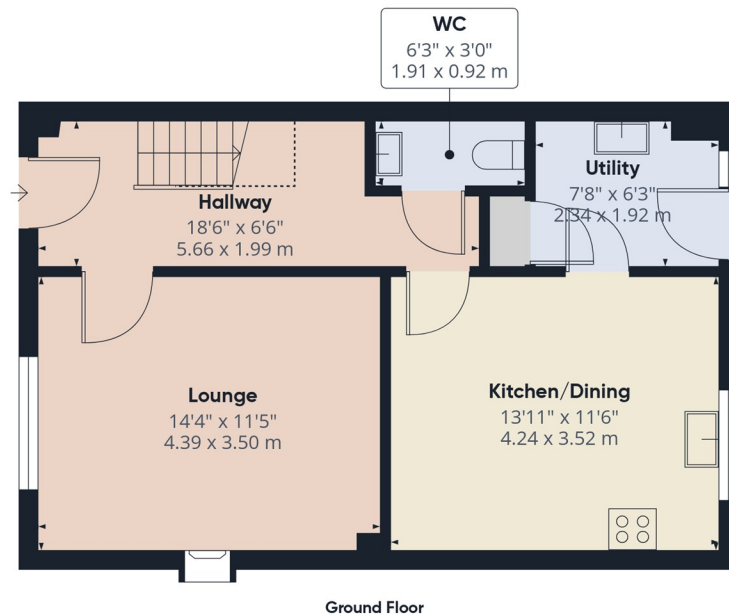
### Bathroom

7'4" x 5'7"

A family bathroom fitted with a modern white suite including a toilet, basin, and a curved bathtub with a shower screen.

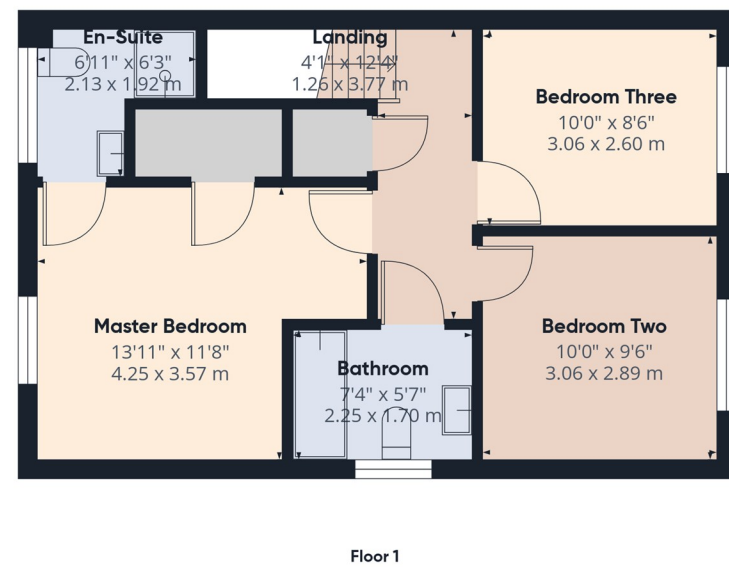
### Rear Garden

A spacious rear garden enclosed by dark fencing, offering a large lawn area and a paved patio with outdoor seating.



**Approximate total area<sup>(1)</sup>**  
984 ft<sup>2</sup>  
91.5 m<sup>2</sup>

**Reduced headroom**  
14 ft<sup>2</sup>  
1.3 m<sup>2</sup>



(1) Excluding balconies and terraces

Reduced headroom  
..... Below 5 ft/1.5 m

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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