



Hannath



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## 40 Bluestone Hall, Knockmenagh, Craigavon, BT64 2AJ

£155,000

- Three Bedroom Semi-Detached Family home
- Downstairs WC
- Three Piece Family Bathroom Suite
- Lounge with an Open Fireplace
- Master Bedroom with a Private En-Suite
- Oil Fired Central Heating
- Open Plan Kitchen/Dining with an Array of High & Low Fitted Units and Integrated Appliances
- Two Further Well Proportioned Bedrooms
- 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) <b>A</b>		
(81-91) <b>B</b>		
(69-80) <b>C</b>		
(55-68) <b>D</b>		
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
Not energy efficient - higher running costs		
<b>Northern Ireland</b>	EU Directive	
	2002/91/EC	

# 40 Bluestone Hall, Craigavon BT64 2AJ

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

Located off Knockmenagh Road, Craigavon.



### Hallway

8'6" x 5'10"

This welcoming hallway features a bright entrance door complemented by windows on either side, allowing natural light to fill the space.

### Lounge

12'9" x 18'0"

A spacious lounge offering plenty of natural light from two large double windows with views out to the front garden. The room is characterised by clean, neutral walls and warm wood flooring that runs throughout. A central fireplace with a modest wooden surround provides a cosy focal point, while recessed ceiling lights enhance the room's brightness.

### Kitchen/Dining

10'7" x 18'0"

This kitchen and dining area combines functionality with a bright, airy atmosphere. It features light wood cabinetry with black countertops and a tiled floor in dark grey tones, providing a practical and stylish workspace. A window above the sink and the sliding doors allow plenty of natural light to flood in.

### WC

3'1" x 6'4"

A convenient WC fitted with a white toilet & basin and tiled flooring in a dark grey shade.

### Master Bedroom

10'6" x 12'2"

The master bedroom is a generous and comfortable space featuring neutral walls and light carpeting. A window allows natural light to brighten the room, while a doorway leads to a private en-suite bathroom.

### En Suite

5'6" x 5'5"

This en-suite bathroom is fitted with a shower cubicle, basin, and toilet. Light walls and a window provide a bright and airy feel.

### Bedroom Two

8'4" x 9'11"

A well-proportioned bedroom with neutral décor and carpeting, featuring a window that offers a pleasant view.

### Bedroom Three

9'11" x 7'8"

This bedroom is a bright, compact space with wood-effect flooring and neutral walls. A centrally positioned window ensures a good level of natural light.

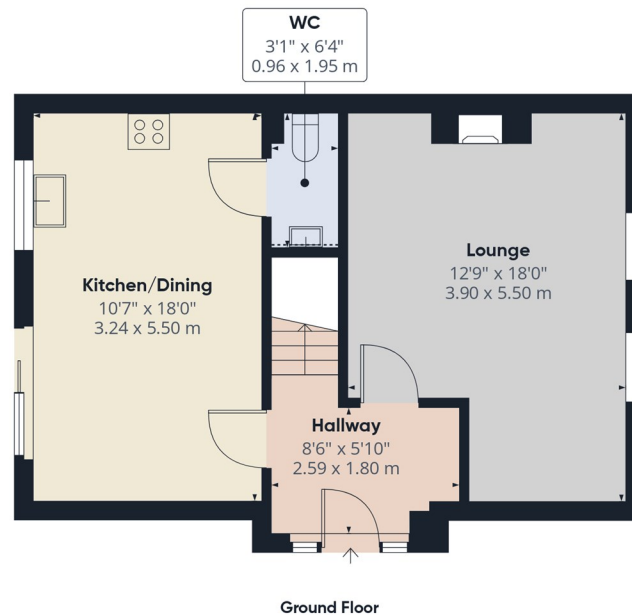
### Bathroom

7'6" x 7'2"

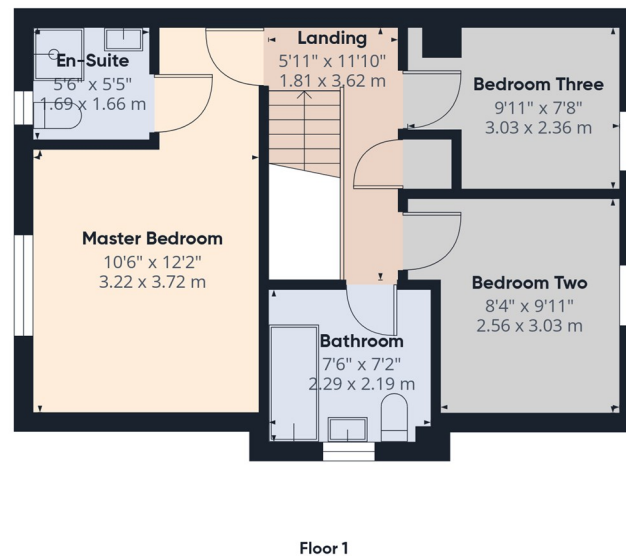
The main bathroom features a white suite with a bathtub, basin, and toilet. Dark tiled flooring contrasts with pale walls, and a window allows natural light to enter.

### Rear Garden

A good-sized, enclosed rear garden with a lawn bordered by a wooden fence and mature trees and shrubs, providing privacy and a peaceful outdoor space. A paved patio area just outside the kitchen provides an ideal spot for outdoor dining.



**Approximate total area<sup>(1)</sup>**  
932 ft<sup>2</sup>  
86.7 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.

**GIRAFFE360**