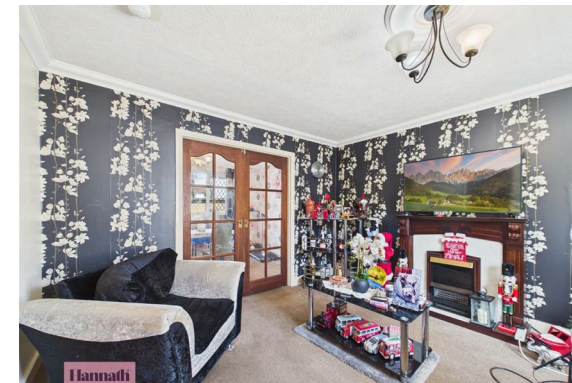




72 Abercorn Park, Portadown, Offers Around £84,950

- Cash Buyers Only
- Kitchen/Dining with an Array of High & Low Fitted Units and Integrated Appliances
- Ideal for Investors - Sitting Tenant
- Three Bedroom Townhouse
- Three 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
- Large Lounge with Feature Fireplace
- Three Piece Fully Tiled Family Bathroom Suite
- Viewing Strictly via Agent

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(82 plus) A		
(61-81) B		
(49-60) C		
(35-48) D		
(29-34) E	47	57
(21-28) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales		
EU Directive 2002/91/EC		

72 Abercorn Park, Portadown

Hannath Estate Agents are delighted to welcome this three bedroom townhouse. Stepping inside, you're immediately drawn to an inviting lounge with feature fireplace. The kitchen and dining area boasts an array of high & low fitted units and integrated appliances. Ascending to the first floor, there are three well-proportioned bedrooms & a fully tiled three-piece family bathroom suite beautifully completes the first-floor accommodation.

Located off Princess Way, Portadown.



Hallway

8'7" x 7'10"

The hallway welcomes you with tiled flooring and a staircase leading to the first floor. There is natural light filtering in through the side and front doors.

Living Room

12'3" x 11'9"

The living room has a fireplace that adds charm and a focal point, while the room benefits from natural light through a window. Glass-panelled double doors lead into the dining room, creating a sense of flow between the two rooms.

Dining Room

9'1" x 11'7"

This dining room has a large window allowing plenty of daylight.

Kitchen

12'9" x 7'10"

The kitchen is fitted with cream cabinets and ample work surfaces, offering practical storage and preparation space. It includes integrated appliances and benefits from natural light through a window and a door leading outside. The floor is tiled in a dark stone pattern, which complements the cabinetry.

Landing

4'10" x 7'10"

The landing upstairs connects all the bedrooms and the bathroom. It is carpeted and has neutral walls.

Master Bedroom

10'0" x 11'11"

The master bedroom is a comfortable double room. The window lets in plenty of natural light, and the room features carpeted flooring and neutral walls.

Bedroom Two

11'7" x 8'8"

Bedroom Two is a good-sized room that can easily accommodate a double bed. It has neutral decor and carpeted flooring, with a window providing natural light and views outside.

Bedroom Three

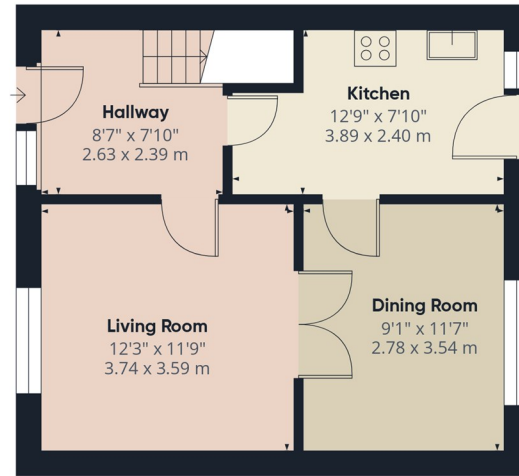
6'9" x 7'11"

Bedroom Three comes with built-in storage cupboards and carpeted flooring, with a window to the side providing daylight.

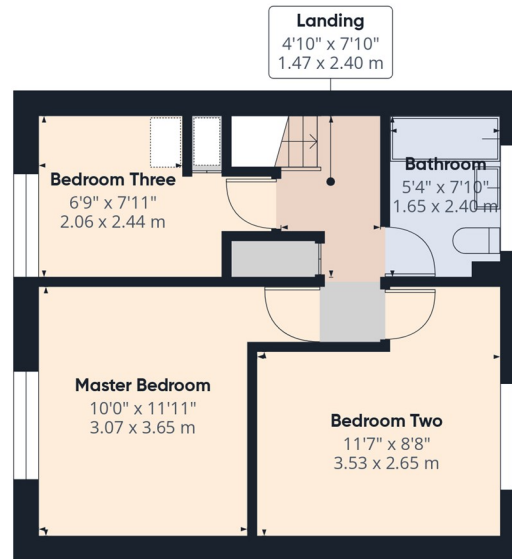
Bathroom

5'4" x 7'10"

The bathroom features a traditional suite with a panelled bath and overhead shower, a pedestal sink, and a toilet. The room is fully tiled and has a window that allows natural light in, creating a bright and functional space.



Ground Floor



Floor 1



Approximate total area⁽¹⁾

823 ft²
76.4 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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