

16 Oakleigh Park, Portadown, Craigavon, BT62 3QF

£154,950

- Three bedroom semi-detached property
- Well proportioned bedrooms
- Oil fired central heating
- Off street parking
- Two reception rooms, diner leading to kitchen
- Three piece bathroom suite
- PVC double glazed windows
- Kitchen with a range of fitted units
- Detached garage
- Fully enclosed rear garden

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus)	A		
(81-91)	B		
(69-80)	C		
(55-68)	D		
(39-54)	E		
(21-38)	F		
(1-20)	G		
Not energy efficient - higher running costs			
		52	70
Northern Ireland		EU Directive 2002/91/EC	

16 Oakleigh Park, Craigavon BT62 3QF

Hannath welcome to the market this well presented three bedroom semi-detached property with detached garage located in Oakleigh Park, Portadown. With spacious accommodation throughout the property benefits from two receptions, kitchen with a range of fitted units, three well proportioned bedrooms and a three piece bathroom suite. 16 Oakleigh Park has the potential to be the perfect first time buyer purchase or for young families. Conveniently located close to local schools, Portadown Town Centre, access to the M1 and neighboring towns, early viewings for this property come highly recommended.



Hallway

15'3" x 5'11"

This welcoming hallway features wooden flooring and a light, airy atmosphere with a glazed front door flanked by decorative glass panels.

Living Room

12'9" x 10'10"

The living room is a cosy space with wood-effect flooring and neutral walls, a fireplace with stove with a wooden mantle. Large windows allow plenty of natural light to fill the room, creating a calm and inviting space ideal for relaxation.

Dining

12'9" x 9'9"

This dining area is bright and spacious, seamlessly connected to the kitchen, and features wood-effect flooring that complements its neutral decor. French doors open out to the garden, inviting natural light and offering a lovely view, making it perfect for both everyday meals and entertaining.

Kitchen

16'1" x 6'9"

The kitchen is fitted with a range of units and worktops that provide ample storage and preparation space. It's equipped with integrated appliances including an oven and stovetop with a stainless steel extractor fan. A large window above the sink brings in plenty of daylight, enhancing the bright and practical feel of the room. The floor is tiled for easy maintenance.

Landing

8'1" x 3'4"

The landing upstairs is carpeted and enjoys natural light from a window to one side.

Bathroom

7'5" x 6'11"

The bathroom has a modern, fresh look with tiled flooring and white sanitary ware, including a bath with an overhead shower and glass

screen, a toilet, and a wash hand basin. The walls are part tiled in white subway tiles above the bath and finished with light tiles on the floor, creating a bright and clean space.

Bedroom 1

12'11" x 9'10"

Bedroom 1 is a generous double room with plush grey carpeting and soft blue walls. A large window floods the room with light, while ample space allows for comfortable furniture arrangements.

Bedroom 2

12'9" x 9'10"

Bedroom 2 is another spacious double room featuring light wood flooring and a wall of fitted wardrobes providing excellent storage. The large window offers plenty of natural light, creating a bright and functional living space.

Bedroom 3

7'10" x 7'0"

Bedroom 3 is a smaller room with light wood flooring and a fitted wardrobe. This versatile space could serve as a bedroom or home office, benefiting from good natural light through its window.

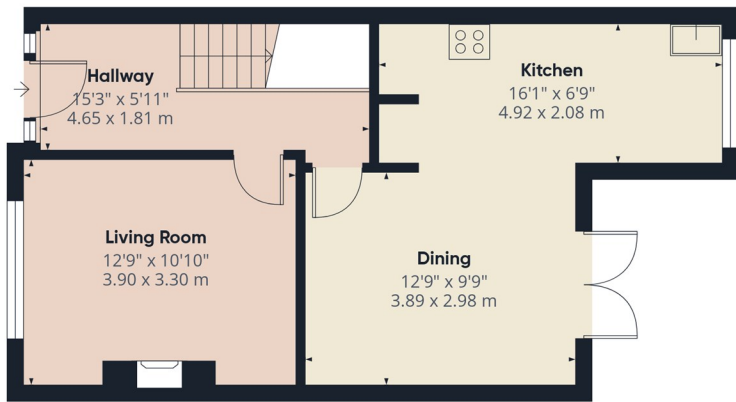
Garage

20'9" x 9'9"

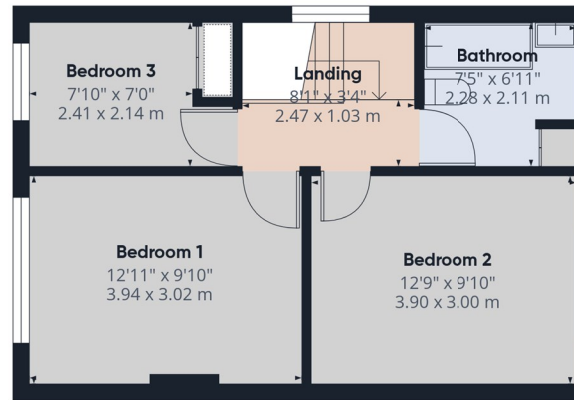
This large garage offers ample space for additional storage and features a wide door for easy access. Natural light streams through windows on two sides, while the interior remains versatile for numerous uses.

Rear Garden

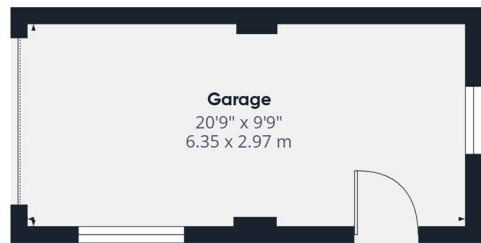
The rear garden is a generous outdoor space including a paved patio area, a lawn section ready for landscaping, and a raised flower bed. A decked patio directly accessible from the dining room offers an ideal spot for outdoor dining or relaxing.



Ground Floor Building 1



Floor 1 Building 1



Ground Floor Building 2

Hannath®

Approximate total area⁽¹⁾

1070 ft²

99.4 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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