

5 Manderley Court, Portadown, Craigavon, BT63 5UN Offers Over £155,000

- Well presented three bedroom semi-detached home
- Spacious lounge with feature fireplace
- Three well-proportioned bedrooms
- Three piece bathroom suite
- PVC double glazed windows
- Oil Fired Central Heating
- Ideal purchase for first time buyers and investors
- Modern kitchen/diner with excellent range of fitted units
- Fully enclosed low maintenance rear garden
- Popular residential location

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus)	A		
(81-91)	B		
(69-80)	C		
(55-68)	D	61	68
(39-54)	E		
(21-38)	F		
(1-20)	G		
Not energy efficient - higher running costs			
Northern Ireland		EU Directive 2002/91/EC	

5 Manderley Court, Craigavon BT63 5UN

Hannath Estate Agents are delighted to welcome to the market this well-presented three bedroom semi-detached property situated in the popular Manderley Court development, just off the Old Gilford Road in Portadown.

The property offers bright and spacious accommodation throughout, comprising a welcoming entrance hall, a generous lounge with feature fireplace and a modern kitchen/diner fitted with an excellent range of high and low level units and ample space for family dining. The first floor benefits from three well-proportioned bedrooms and a contemporary three-piece bathroom suite finished to a high standard. Externally, the property enjoys off-street parking to the front and a fully enclosed rear garden

Conveniently located close to local schools, shops, Portadown town centre and excellent transport links, this attractive home strongly appeals to first time buyers and investors. Early viewing is highly recommended to fully appreciate all that this property has to offer.



Hallway

3'6" x 8'6"

This inviting hallway features wooden flooring and a large window fitted with vertical blinds that allow natural light to fill the space. The white front door offers a welcoming entrance.

Living Room

14'11" x 12'7"

The living room offers a bright and comfortable area with polished wooden flooring and a large bay window, allowing plenty of natural light to brighten the space. A classic fireplace with a wooden surround lends a comfortable focal point to the room.

Kitchen

18'11" x 9'4"

A spacious kitchen and dining area with tiled flooring that contrasts nicely with the soft green painted walls and wooden skirting. The kitchen is well-fitted with light grey cabinetry, granite effect work surfaces and modern appliances including an electric oven. Recessed ceiling lights provide ample illumination, while large windows ensure the room is bright and airy.

Landing

5'10" x 9'6"

The landing features neutral carpeting that extends to the staircase, with white walls and a wooden handrail. Doors from the landing provide access to the bedrooms and bathroom.

Bedroom 1

7'4" x 12'8"

This bedroom features carpeted flooring and soft cream walls. A large window offers natural light, and the room contains built-in storage to maximise space.

Bedroom 2

11'2" x 9'4"

A second bedroom with wood-effect laminate flooring and a large window fitted with vertical blinds. Light cream walls and neutral décor complete the room, and the room contains built-in storage to maximise space.

Bedroom 3

7'2" x 9'5"

Bedroom 3 benefits from light wooden flooring and neutral walls, with a large window fitted with vertical blinds that let in natural light.

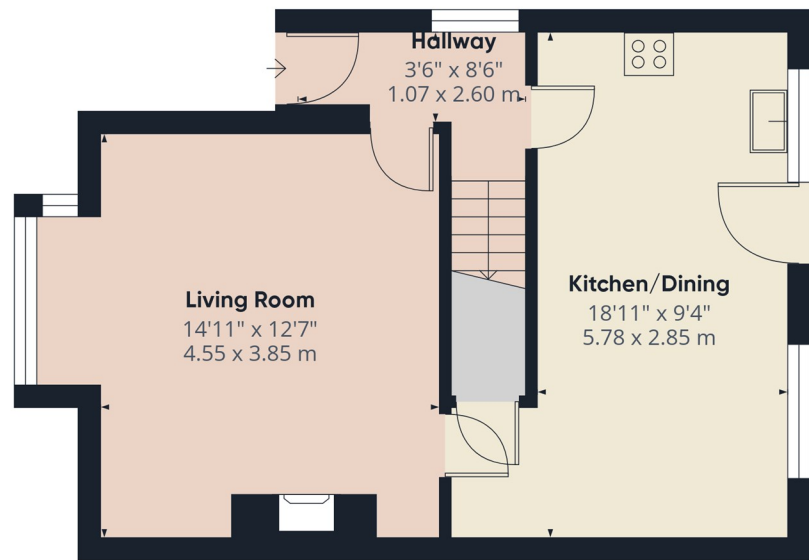
Bathroom

7'6" x 5'10"

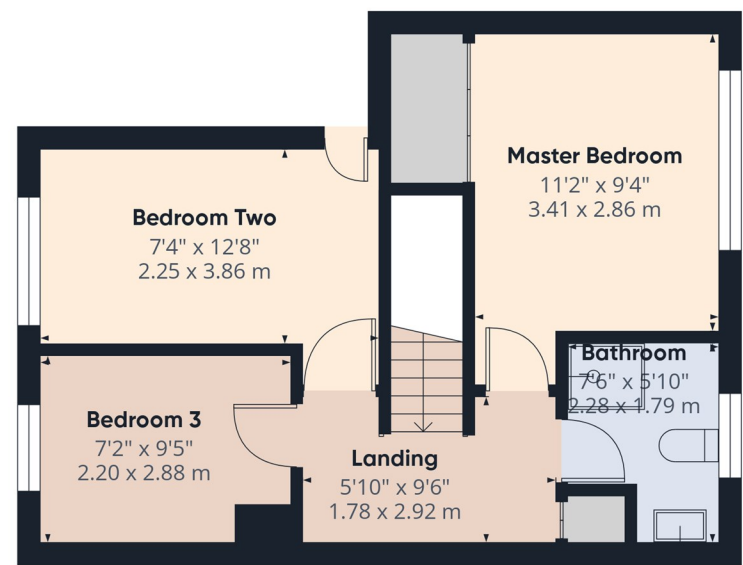
The bathroom is a practical space with tiled flooring and pale walls. It features a toilet, wash basin with vanity unit, and shower cubicle. A window provides natural light and ventilation.

Rear Garden

The rear garden is a private and low-maintenance outdoor space. It features a neat lawn bordered by gravel, with a large shed providing useful storage. Wooden fencing encloses the garden, offering privacy and a secure environment. The paved patio area is ideal for outdoor seating or entertaining, completing this practical and pleasant garden.



Ground Floor



Floor 1



Approximate total area⁽¹⁾
835 ft²
77.5 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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