

84 Brownstown Road, Portadown, Craigavon, BT62 3PZ

£154,950

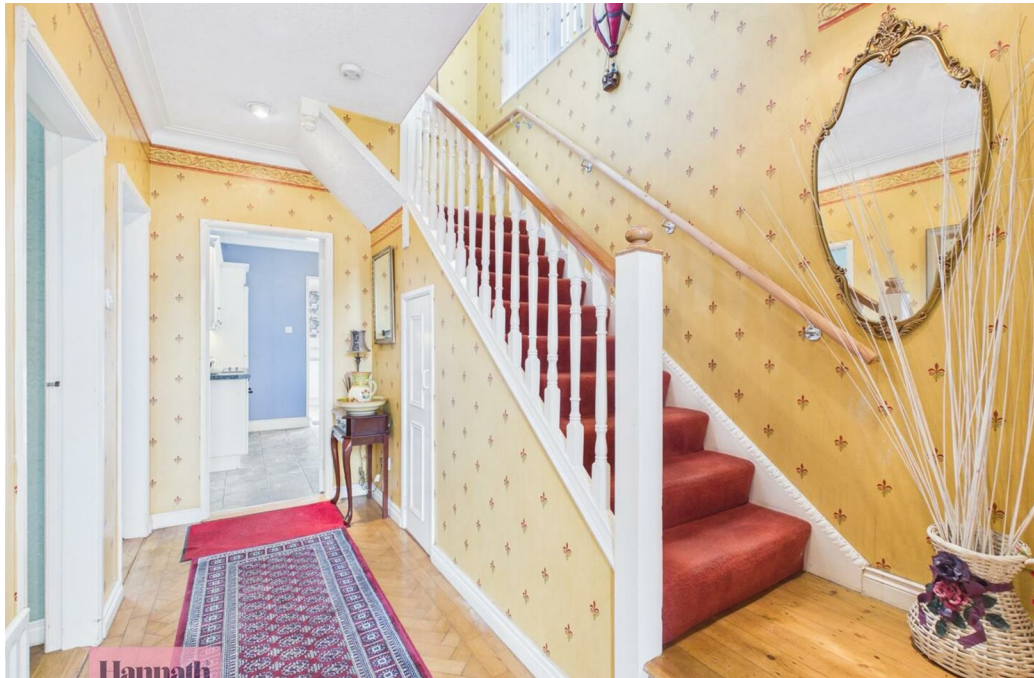
- Semi detached property of approx. 1184 sq ft approx.
- Spacious family room/dining area
- Original features throughout the property
- Ideal Location close to Portadown Town Centre
- Three well proportioned bedrooms
- Downstairs WC
- Detached garage (10.9' x 18.1')
- Living area with open fireplace
- Three piece family bathroom
- Oil Fired Central Heating & PVC double glazed windows and doors

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		
Northern Ireland	EU Directive	
	2002/91/EC	

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Hannath are delighted to present to the market this charming three-bedroom semi-detached home extending to approximately 1,184 sq ft approx, offering an excellent opportunity for buyers looking to create a home of their own. Bursting with character and retaining a number of original features, the property provides fantastic scope for modernisation and would be ideal for first-time buyers, families or investors alike.

The accommodation comprises a bright reception room, a spacious family room with dining area, a three-piece family bathroom, a convenient ground floor WC and a detached garage. Ideally situated within walking distance of Portadown town centre, local schools, public transport links and a wide range of everyday amenities, this property combines convenience with great potential. Early viewing is highly recommended.



Hallway

4'7" x 12'3"

This welcoming hallway features a warm wooden floor. It is brightened by overhead lighting and natural light from the front door, creating a lovely first impression. The staircase with white balustrades leads to the first floor, and doors open off to the main living areas and WC.

Living Room

12'7" x 13'11"

A charming living room with a classic bay window that floods the room with light. The space is centred around a stone fireplace with a decorative mantel, creating a cosy focal point. The room is spacious enough to accommodate a generous seating arrangement and offers a traditional, comfortable atmosphere.

Dining Room

12'7" x 11'10"

The dining room features a large window that allows plenty of natural light to fill the room, a traditional fireplace adds character to this inviting room.

Kitchen

7'8" x 10'5"

This kitchen is fitted with white units and dark countertops, creating a clean, light space. The tiled floor complements the pale blue walls, and overhead lighting ensures the room is bright. A door leads to the utility room, while another opens to the hallway, making the layout practical for daily use.

Utility Room

9'1" x 8'11"

A light and practical utility room with white cabinets and a washing machine. The natural light from the window creates a welcoming space for laundry and storage. The door leads directly to the rear garden, making outdoor chores convenient.

WC

3'8" x 2'11"

A compact WC with vertical panelling on the lower walls. It benefits from natural light through a narrow window, and it includes a toilet and a small wash basin, offering a convenient ground floor facility.

Landing

5'1" x 6'7"

The landing is a bright transitional space at the top of the stairs, with natural light coming from a window beside a stained glass feature. The doors open to all three bedrooms and the bathroom.

Master Bedroom

12'6" x 11'10"

The master bedroom is a generous double room with light wooden flooring. A large window allows plenty of natural light to fill the space, which comfortably accommodates a double bed, creating a restful retreat.

Bedroom Two

11'9" x 11'11"

Bedroom two is a similarly sized double room with wood flooring. The room is bright thanks to a large window, making it a comfortable space for family or guests.

Bedroom Three

8'4" x 8'8"

Bedroom three is a smaller, cosy room with light wood flooring. It has a window to the side and is suitable for use as a child's bedroom, guest room, or home office.

Bathroom

7'7" x 8'0"

The bathroom is fully tiled with white and green tiles and includes a large walk-in shower, toilet, and wash basin. A window at the top provides natural light, while the room's clean, simple design keeps it functional and bright.

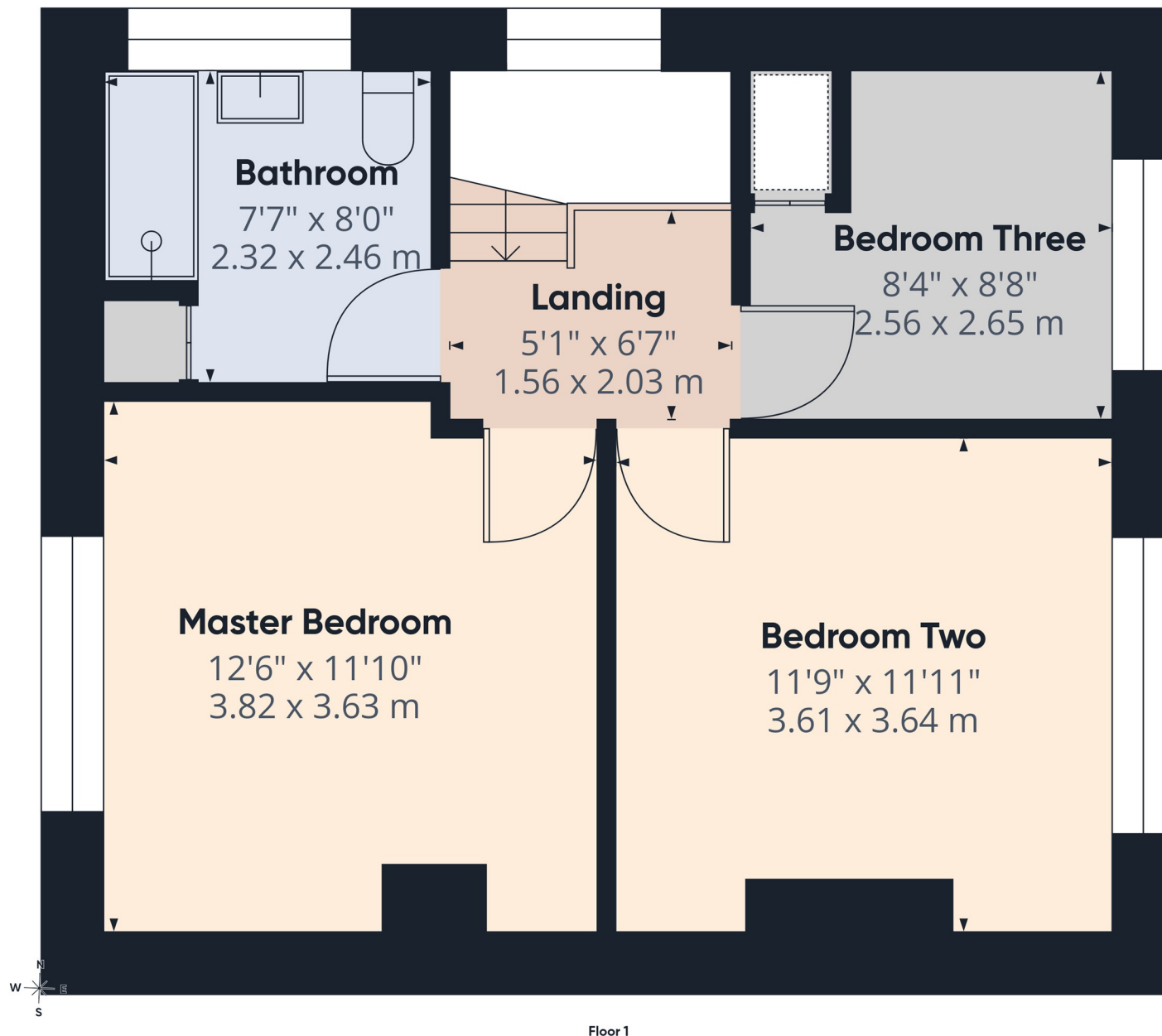
Rear Garden

The rear garden is a private and well-maintained outdoor space with a combination of lawn and paved patio area. Surrounded by fencing and mature planting, it offers an inviting area for relaxation or outdoor dining, with easy access from the utility room.

Garage

10'9" x 18'1"

The garage is a detached single-car space positioned at the end of the driveway. It offers convenient parking or storage directly accessible from the utility room, enhancing the practicality of the property.



Approximate total area⁽¹⁾

439 ft²
40.8 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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