



## 82 Bluestone Hall, Craigavon, £145,000

- Three Bedroom Semi-Detached Family home
- Downstairs WC
- Oil Fired Central Heating
- Lounge with an Open Fireplace
- 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
- Kitchen/Dining with an Array of High & Low Fitted Units
- Three Piece Family Bathroom Suite
- Viewing Strictly via Agent

| Energy Efficiency Rating                                          |         |           |
|-------------------------------------------------------------------|---------|-----------|
|                                                                   | Current | Potential |
| Very energy efficient - lower running costs                       |         |           |
| (82 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>England &amp; Wales</b> <small>EU Directive 2002/91/EC</small> |         |           |

# 82 Bluestone Hall, Craigavon

Hannath Estate Agents are delighted to welcome to the market this beautifully presented three-bedroom semi-detached home, offering bright and spacious accommodation ideal for first-time buyers, young families or investors!

The ground floor comprises a welcoming living room, a modern kitchen with an excellent range of fitted units and ample dining space, along with a convenient downstairs WC. Upstairs, the property offers three well-proportioned bedrooms while a stylish three-piece family bathroom completes the first-floor accommodation.

Situated just off Knockmenagh Road in the popular Bluestone Hall development, this home enjoys a convenient location close to local schools, shops, Craigavon Area Hospital, South Lake Leisure Centre, Rushmere Shopping Centre and excellent transport links. Early viewing is highly recommended.



### **Lounge**

17'5" x 11'1"

This inviting lounge is a generous space perfect for relaxing or entertaining. It features a charming fireplace as its focal point and benefits from natural light streaming through the front-facing window.

### **Kitchen/Dining**

10'10" x 12'1"

The kitchen and dining area provides a practical and sociable space, fitted with wooden cabinetry and modern appliances. The tiled floor complements the space, which is well-lit through dual windows and a glass door that leads out to the rear garden.

### **WC**

8'1" x 3'2"

A neatly presented WC with a simple white suite comprising a toilet and wall-mounted wash basin offers convenience on the ground floor.

### **Master Bedroom**

14'3" x 8'10"

The master bedroom is a bright and spacious retreat, offering ample room for a large bed and additional furnishings. A front-facing window fills the room with natural light.

### **Bedroom Two**

11'6" x 7'6"

Bedroom Two is well-proportioned, comfortably accommodating a double bed and featuring a large fitted wardrobe for storage. The window overlooks the rear garden.

### **Bedroom Three**

7'6" x 7'10"

Bedroom Three is a cosy space ideal for a single bed or use as a study. The room benefits from a rear-facing window and neutral decor.

### **Bathroom**

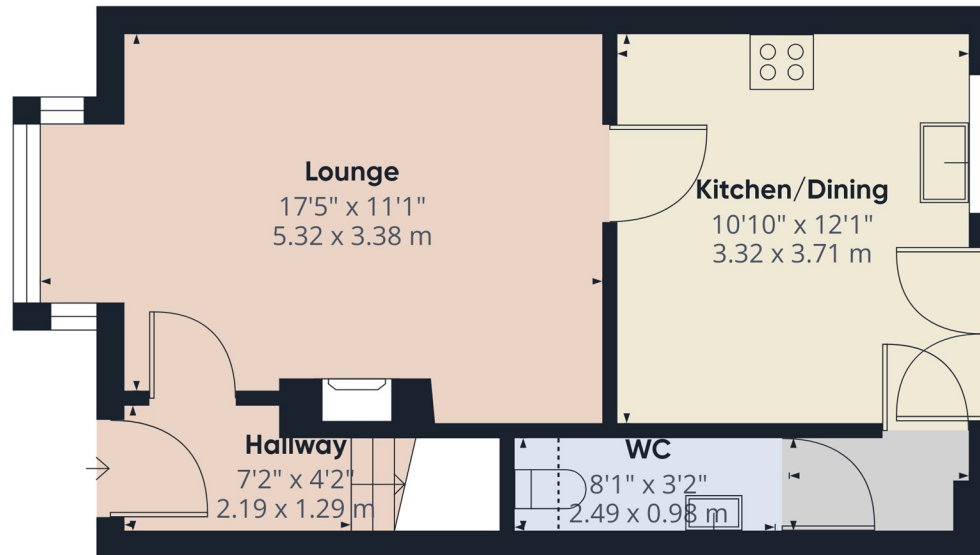
6'5" x 6'6"

The bathroom is fitted with a white suite including a bath with overhead shower, pedestal basin and toilet.

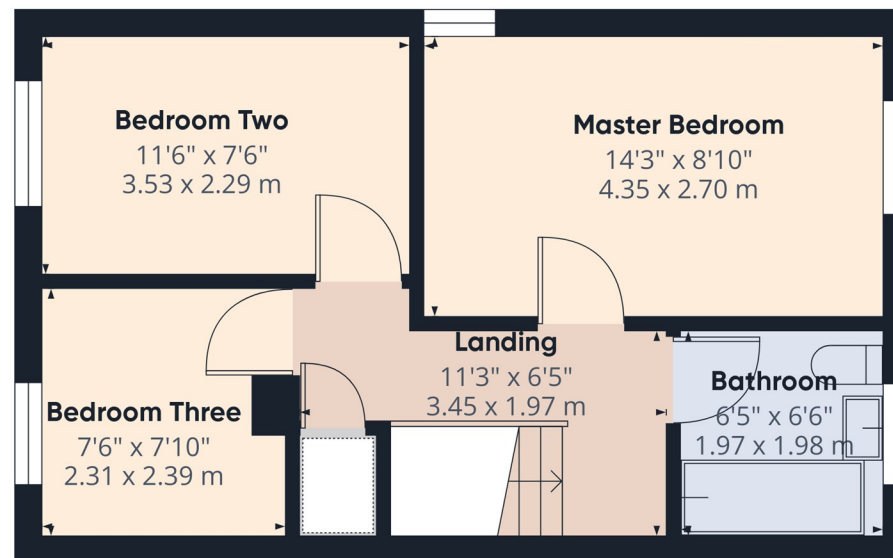
### **Rear Garden**

The rear garden offers a private and enclosed outdoor space with a lawn and paved patio area.

**Hannath®**



Ground Floor



Floor 1



**Approximate total area<sup>(1)</sup>**  
775 ft<sup>2</sup>  
72 m<sup>2</sup>

**Reduced headroom**  
4 ft<sup>2</sup>  
0.4 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.

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