



3 Atkinson Avenue, Portadown, Craigavon, County Armagh, BT62 Offers Over £75,000

- Three Bedroom Townhouse
- Large Lounge Featuring an Open Fireplace
- Three Well Proportioned Double Bedrooms
- Approximately 1,000 sq.ft.
- Kitchen/Dining Area with an Array of High & Low Fitted Units & Integrated Appliances
- Low Maintenance Courtyard
- Potential for HMO
- Ground Floor Three Piece Family Bathroom Suite
- Oil Fired Central Heating

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		

3 Atkinson Avenue, Craigavon BT62 3HY

Hannath Estate Agents are delighted to welcome this three bedroom townhouse. It provides generous accommodation across three floors, located in the heart of Portadown. On the ground floor, a bright and airy lounge offers spacious living, a well proportioned kitchen/dining area and a three piece family bathroom suite. The first and second floor offer three well proportioned double bedrooms.



Entry

3'0" x 3'10"

Hallway

3'5" x 7'11"

Lounge

11'4" x 9'11"

Kitchen/Dining

11'5" x 9'10"

Bathroom

6'3" x 10'1"

Landing

3'0" x 9'10"

Bedroom 1

14'4" x 10'0"

Bedroom 2

9'0" x 9'10"

Landing

2'3" x 4'3"

Bedroom 3

14'0" x 14'10"

Bedroom 3
14'0" x 14'10"
4.29 x 4.54 m

Landing

2'3" x 4'3"
0.70 x 1.30 m

Floor 2

Approximate total area⁽¹⁾

209.57 ft²

19.47 m²

Reduced headroom

432.06 ft²

3.73 m²

(1) Excluding balconies and terraces

Reduced headroom

..... Below 5 ft/1.5 m

While every attempt has been made to ensure accuracy, all measurements are approximate, not to scale. This floor plan is for illustrative purposes only.

Calculations are based on RICS IPMS 3C standard.

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