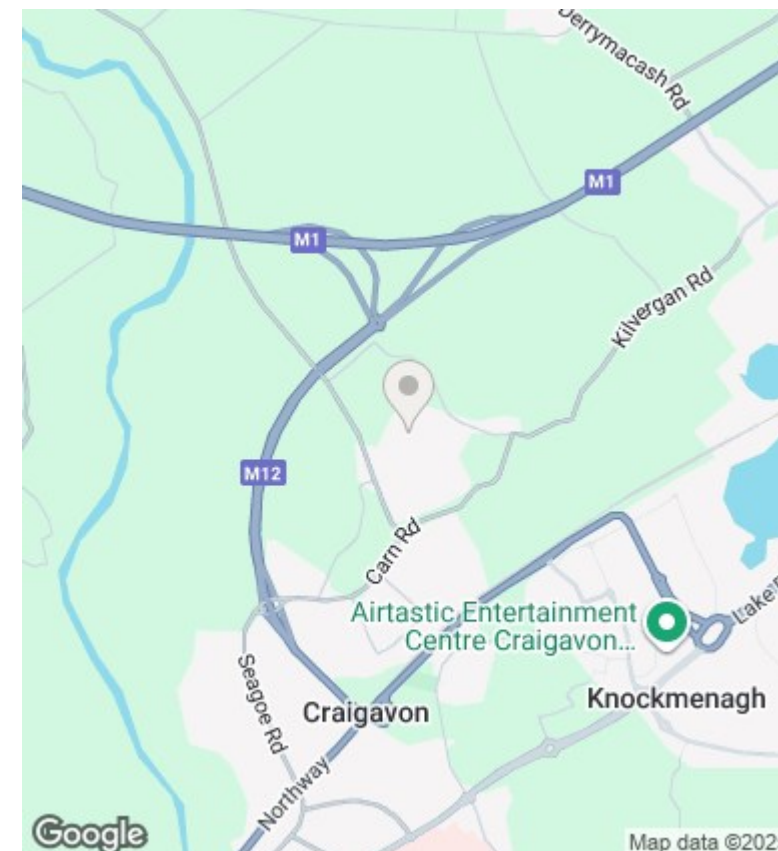
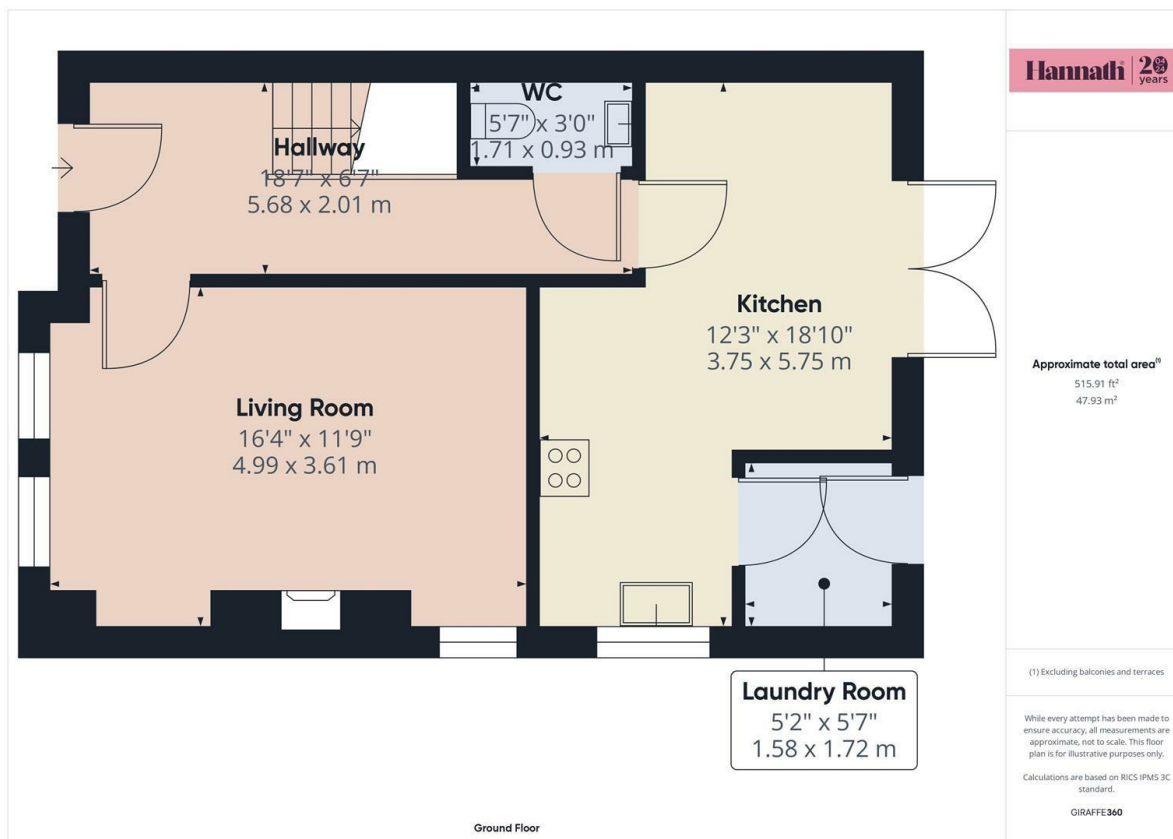


## 21 Beaumont Avenue, Portadown, Craigavon, County Armagh, Asking Price £196,500

- Immaculate three bedroom semi detached house of approx 1097 sq ft
- Ground floor WC & Utility
- PVC double glazed windows & doors
- Enclosed rear garden
- Living room with feature wood burning stove
- Master bedroom with en suite shower room
- Gas fired central heating
- Open plan kitchen/dining with integrated appliances
- Modern four piece bathroom suite
- Security alarm system



## Directions

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 as M1 interchange.

## Viewings

Viewings by arrangement only. Call 02838 399911 to make an appointment.

## Council Tax Band

Northern Ireland

## EPC Rating:

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 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>Northern Ireland</b>	EU Directive 2002/91/EC	