



12 Station Hall, Derrycoose Road, Portadown, County Armagh, BT62 1JD Asking Price £195,495

- Three bedroom semi-detached home
- Lounge with multi-fuel stove
- Kitchen/diner with a range of integrated appliances
- Utility Room
- Downstairs WC
- Master bedroom with en-suite
- Two further well proportioned bedrooms
- Four piece bathroom suite
- Off street parking
- Fully enclosed and private rear garden

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		

12 Station Hall, Derrycoose Road, BT62 1LY

Hannath are delighted to welcome to the market this stunning three bedroom semi-detached house in Station Hall, Annaghmore. Located in a small and exclusive development, the property boasts spacious accommodation throughout and is finished to a high standard. The ground floor comprises of a living room with multi-fuel stove, kitchen/diner with a range of integrated appliances, utility room and downstairs WC. The first floor benefits from three well proportioned bedrooms including a master with en-suite. Externally buyers can avail of off street parking suitable for multiple cars and a fully enclosed and private back garden. Located close to local shops and just a short drive to Portadown and Loughgall. 12 Station Hall, Annaghmore is sure to feature on many buyers wish lists and early viewings are recommended.



Entrance Hall

3'8" x 14'6"

Tiled flooring. Single panel radiator.

Living Room

11'8" x 16'4"

Wood effect flooring. Feature fireplace with multi-fuel stove and granite hearth.

Kitchen/Diner

15'7" x 11'2"

Kitchen/diner with a range of high and low level units with hard wearing worktop and ceramic 1.5 sink with mixer tap. Tiled flooring and splash back. Integrated hob, oven and dishwasher. Space for American style fridge/freezer. Access to rear garden via; PVC double door.

Utility Room

5'3" x 11'0"

High and low level fitted units with hard wearing worktop and stainless steel sink. Plumbed for washing machine and space for tumble dryer. Tiled flooring. Single panel radiator. Access to rear garden via; PVC door.

WC

4'10" x 3'2"

Comprising of; low flush WC and wash hand basin with vanity unit. Tiled flooring and splash back. Single panel radiator.

Landing

8'4" x 7'1" at widest point

Carpet flooring. Access to hot press and roof space.

Master Bedroom

11'8" x 12'0"

Front aspect room. Wood effect flooring. Single panel radiator. Access to;

En-suite

7'8" x 4'0"

Three piece suite comprising of; low flush WC, wash hand basin with vanity unit and mains shower. Tiled flooring, splash back and shower enclosure. Heated towel rail.

Bedroom 2

11'9" x 11'1"

Rear aspect room. Wood effect flooring. Single panel radiator.

Bedroom 3

9'0" x 11'2"

Rear aspect room. Wood effect flooring. Single panel radiator.

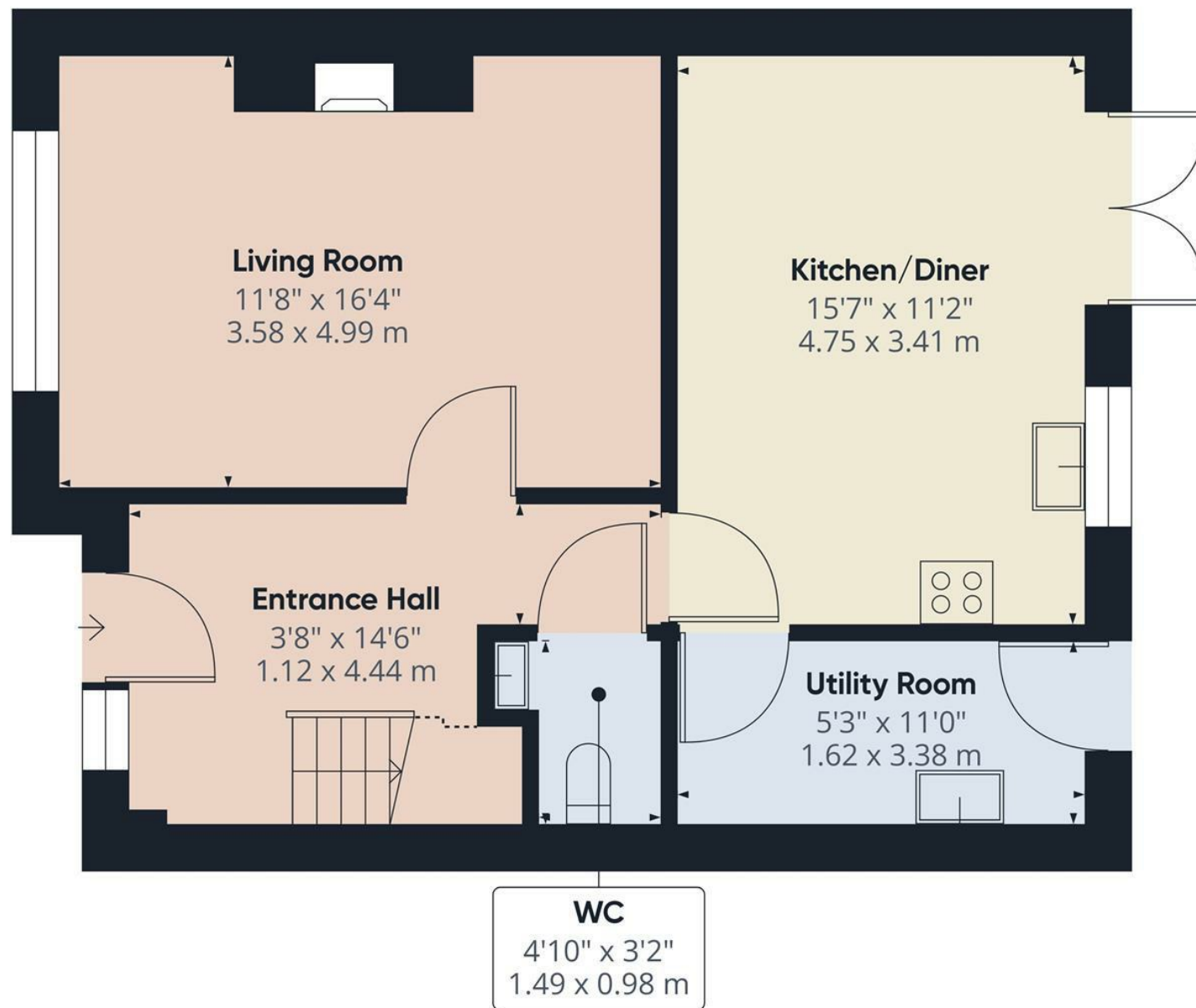
Bathroom

9'2" x 6'11"

Four piece bathroom suite comprising of; low flush WC, wash hand basin with vanity unit, fitted bath and mains shower. Tiled flooring, splash back and shower enclosure. Heated towel rail.

Exterior

The front of the property is mainly laid in lawn with mature shrubbery, There is off street parking to the front with tarmac driveway suitable for multiple cars. There is a brick pathway leading to the front door. The rear garden is fully enclosed with fence surround, mainly laid in lawn with patio area and offers privacy.



Ground Floor

Approximate total area⁽¹⁾

555.53 ft²

51.61 m²

Reduced headroom

171.04 ft²

1.48 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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