



## 26 Hillcrest Manor , Craigavon, BT65 5BX

Jones Estate Agents are delighted to bring to the market this three bedroom detached property, situated in a popular residential development. Close to the heart of Craigavon, with Rushmere Shopping Centre, South Lakes Leisure Centre and Craigavon Lakes within walking distance. Also convenient for access to the neighbouring towns of Lurgan and Portadown. With railway stations in both Lurgan and Portadown and the M1 Motorway also easily accessible, this property will be an attractive option for those who commute.

This home offers generous accommodation which includes three double bedrooms, master with ensuite and at the heart of the home a beautiful open plan kitchen/dining flowing through to a bright living room benefitting from a feature bay window. First floor family bathroom, ground floor WC and essential separate utility room complete the internal accommodation.

Enjoying a corner site within the development which boasts a large paved driveway and tastefully finished fully enclosed rear garden with freshly sown grass seed and generous patio area. Viewing strictly by appointment.

**Asking price £210,000**

# 26 Hillcrest Manor

, Craigavon, BT65 5BX



- Beautifully presented detached home in this sought after residential development close to the heart of Craigavon
- Three double bedrooms, master with ensuite
- Bright living room with attractive fireplace
- Generous kitchen/dining
- Utility Room
- First floor family bathroom
- Ground floor WC
- Super site with generous brick paved driveway and fully enclosed rear comprising lawn and paved patio

## Entrance Hall

## Living Room

16'5 x 12'6 (deepest points) (5.00m x 3.81m (deepest points))

## Kitchen/Dining

21 x 13 (6.40m x 3.96m)

## Utility

10'2 x 6'2 (3.10m x 1.88m)

## Ground Floor WC

## Landing

## Bedroom 1

12'7 x 12'2 (3.84m x 3.71m)

## Ensuite

## Bedroom 2

12'7 x 12 (deepest points) (3.84m x 3.66m (deepest points))

## Bedroom 3

13'2 x 10'5 (4.01m x 3.18m)

## Bathroom

8'5 x 8'4 (2.57m x 2.54m)

## Outside



## Directions







Floor Plan

These particulars, whilst believed to be accurate are set out as a general outline only for guidance and do not constitute any part of an offer or contract. Intending purchasers should not rely on them as statements of representation of fact, but must satisfy themselves by inspection or otherwise as to their accuracy. No person in this firms employment has the authority to make or give any representation or warranty in respect of the property.

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