

Three Bedroom Semi Detached Villa
 Located In A Popular Area Convenient To Town
 Large Rear Garden Laid In Lawn With Patio Area
 Suitable For First Time Buyers



25 Oakleigh Park, Portadown, Co Armagh BT62 3QF

- Entrance hall
- Lounge with tiled fireplace
- Family room with tiled fireplace
- Kitchen
- Three bedrooms
- Bathroom with bath and corner shower
- PVC double glazed windows
- Gas fired heating
- Pre-fabricated garage
- Garden front & rear

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92+) A		
(81-91) B		
(69-80) C		
(55-68) D	63	72
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England, Scotland & Wales		
EU Directive 2002/91/EC		

PRICE GUIDE £145,000

These details do not constitute any part of an offer or contract. None of the statements contained in this sales brochure are to be relied on as statements or representations of fact and any intending purchaser must satisfy themselves by inspection or otherwise as to their correctness. The vendor does not make or give, and neither Alastair Stevenson the Property Spot nor any person in its employment has any authority to make or give any representation or warranty whatsoever in relation to this property. All dimensions are approximate and are taken at widest points



Three Bedroom Semi Detached Villa

Located In A Popular Area Convenient To Town

Large Rear Garden Laid In Lawn With Patio Area

Suitable For First Time Buyers

Entrance Hall

15' 5" x 6' 0" (4.70m x 1.83m) PVC double glazed front door and side screen, under stairs storage cupboard

Lounge

13' 0" x 11' 0" (3.96m x 3.35m) Tiled fireplace

Family Room

19' 0" x 9' 10" (5.79m x 3.00m) Tiled fireplace

Kitchen

13' 7" x 6' 10" (4.14m x 2.08m) High & low level units, Creda cooker, extractor fan, 1½ bowl stainless steel sink, plumbed for washing machine, partially tiled walls, breakfast bar

1st floor

Bedroom 1

13' 0" x 9' 10" (3.96m x 3.00m)

Bedroom 2

13' 0" x 8' 0" (3.96m x 2.44m) Wall length built-in slide robes

Bedroom 3

9' 10" x 7' 0" (3.00m x 2.13m) Built-in wardrobe

Bathroom

7' 7" x 7' 0" (2.31m x 2.13m) White suite comprising panelled bath with hand held shower, wash hand basin with vanity unit, w.c., corner shower cubicle, with panelled walls

Outside

Fence at front, front garden laid in lawn

Concrete driveway

Spacious rear garden laid in lawn with paved patio area

Pre-fabricated garage with up & over door

