



Three Bedroom Detached House With Garage  
Lovely Cream Coloured Kitchen Open To Dining Area  
Tastefully Decorated In A Contemporary Style  
In An End Of Cul De Sac Position

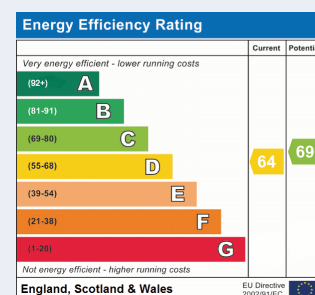


353 Kernan Hill Manor, Portadown, Co Armagh BT63 5WT

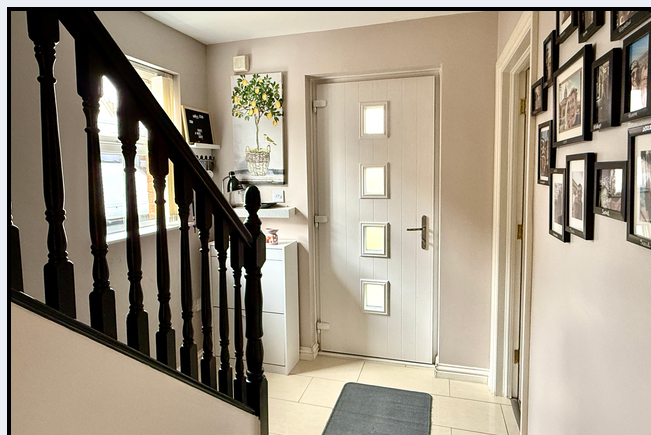
- Entrance hall with downstairs w.c.
- Lounge with sandstone fireplace
- Cream coloured kitchen with oven and hob
- Dining area with patio doors
- Three bedrooms (master with ensuite)
- Bathroom with white suite
- PVC double glazed windows
- Oil fired heating
- Front garden in lawn
- Decking at rear leading to lawn
- Detached garage
- Tarmac drive

PRICE GUIDE £187,500

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#### Entrance hall

17' 0" x 6' 9" (5.18m x 2.06m) Composite front door, tiled floor

#### W.c.,

9' 4" x 3' 4" (2.84m x 1.02m) W.c., wash hand basin, tiled floor, under stairs storage cupboard

#### Lounge

15' 6" x 14' 4" (4.72m x 4.37m) Sandstone fireplace with electric fire, bay window, laminate floor

#### Kitchen

17' 10" x 9' 7" (5.44m x 2.92m) Cream coloured kitchen with high and low level units, built in oven, hob, extractor fan, 1½ stainless steel sink, partially tiled walls, tiled floor, open plan to dining area with patio doors

#### 1st Floor Landing

Hot press

#### Bedroom 1

13' 3" x 11' 0" (4.04m x 3.35m) Laminate floor

#### Ensuite

9' 8" x 5' 2" (2.95m x 1.57m) White suite comprising walking in shower with tiled walls, wash hand basin, w.c., tiled floor

#### Bedroom 2

9' 8" x 8' 6" (2.95m x 2.59m) Laminate floor

#### Bedroom 3

10' 4" x 9' 9" (3.15m x 2.97m) Laminate floor

#### Bathroom

9' 8" x 7' 3" (2.95m x 2.21m) White suite comprising panelled bath, wash hand basin, w.c., tiled floor

#### Outside

Front garden laid in lawn, tarmac driveway

Decked area at rear with steps to rear garden laid in lawn

#### Garage

19' 8" x 9' 10" (5.99m x 3.00m) Up and over door, plumbed for washing machine

