



Period Style Three Bedroom Semi Detached House  
Full Of Character And Charm  
Offering Excellent Family Accommodation  
Close To Schools And Local Amenities  
In An End Of Cul de Sac Position

WE ARE CLOSING THE SALE ON THURSDAY 29TH MAY 2025

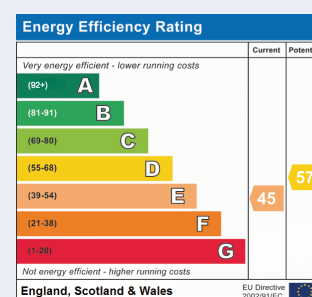


12 Windsor Avenue, Portadown, Co Armagh BT63 5DB

- Entrance hall with downstairs w.c
- Lounge with tiled fireplace
- Family/dining room
- White coloured kitchen
- Dining area
- Three bedrooms
- Bathroom and separate w.c.
- Mahogany double glazed windows
- Oil fired heating
- Spacious rear garden
- Concrete driveway with carport

PRICE GUIDE £175,000

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







## Period Style Three Bedroom Semi Detached House

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### Front Porch

5' 6" x 3' 2" (1.68m x 0.97m) Mahogany front door, glazed door to entrance hall

### Entrance Hall

15' 0" x 6' 0" (4.57m x 1.83m)

### W.c

8' 0" x 2' 7" (2.44m x 0.79m) W.c & wash hand basin

### Family/Dining Room

11' 0" x 10' 0" (3.35m x 3.05m) Storage cupboard, glazed sliding doors to lounge

### Lounge

15' 0" x 12' 3" (4.57m x 3.73m) Tiled fireplace with mahogany mantle, bay window, ceiling corniced

### Kitchen

18' 0" x 7' 0" (5.49m x 2.13m) White kitchen with high & low level units, display cabinet, 1½ bowl stainless steel sink, cooker, extractor fan, dishwasher, fridge/freezer, washing machine, partially tiled walls, dining area

### 1st Floor Landing

Feature window with stained glass

### Bedroom 1

15' 0" x 10' 8" (4.57m x 3.25m) Bay window

### Bedroom 2

10' 8" x 10' 0" (3.25m x 3.05m)

### Bedroom 3

7' 9" x 9' 2" (2.36m x 2.79m)

### Bathroom

7' 3" x 6' 5" (2.21m x 1.96m) White suite comprising panelled bath with shower, wash hand basin, partially tiled walls, hot press, separate w.c.

### Separate W.c

5' 2" x 2' 8" (1.57m x 0.81m)

### Outside

Hedge at front, front garden laid in lawn

Concrete driveway with carport

Spacious rear garden laid in lawn with summer house



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