



**Three Bedroom House With Attached Garage
In Need Of Modernisation
Located In A Small Cul de Sac In A Popular Area**



2 Clendinning Avenue, Portadown, Co Armagh BT62 3WJ

- Entrance hall with downstairs w.c
- Lounge with fireplace
- Dining room with patio doors
- Kitchen
- Three bedrooms
- Bathroom with white suite
- PVC double glazed windows
- Oil fired heating
- Attached garage
- Gardens laid in lawn

PRICE GUIDE £162,500

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Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92+)	A		
(81-91)	B		
(69-80)	C		
(55-68)	D	64	67
(39-54)	E		
(21-38)	F		
(1-20)	G		
Not energy efficient - higher running costs			
England, Scotland & Wales			
EU Directive 2002/91/EC			



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Front Porch

6' 4" x 3' 6" (1.93m x 1.07m) PVC front door, hard wooden floor, door to entrance hall

Entrance Hall

9' 9" x 4' 8" (2.97m x 1.42m) Walk-in cupboard, under stairs cupboard, hard wood floor

W.c.

3' 4" x 6' 0" (1.02m x 1.83m) W.c., & wash hand basin

Lounge

14' 10" x 12' 0" (4.52m x 3.66m) Marble fireplace with wood surround, hard wood floor, arch to dining room

Dining Room

12' 0" x 11' 3" (3.66m x 3.43m) Patio doors, doors to kitchen

Kitchen

13' 7" x 11' 4" (4.14m x 3.45m) High & low level units, 1½ bowl stainless steel sink, tiled floor

1st Floor Landing

Bedroom 1

13' 2" x 12' 0" (4.01m x 3.66m) Built-in mirror robe

Bedroom 2

13' 0" x 9' 5" (3.96m x 2.87m) Built-in wardrobe

Bedroom 3

10' 5" x 9' 4" (3.17m x 2.84m) Built-in wardrobe

Bathroom

10' 4" x 7' 5" (3.15m x 2.26m) White suite comprising panelled bath with shower, wash hand basin & w.c., partially tiled walls, hot press

Garage

19' 0" x 9' 0" (5.79m x 2.74m) Up & over door, plumbed for washing machine

Outside

Enclosed rear garden laid in lawn, large patio, two stores

Front garden laid in lawn, brick paved driveway

Hedge at front



THE PROPERTY SPOT®

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