

**22 KEELMOUNT GRANGE
SCOTCH STREET
PORTADOWN
CO. ARMAGH
BT62 1UE**



*working harder to make your **move easier***

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“CONVENIENCE IN KEELMOUNT GRANGE” THE PERFECT FIRST HOME?

SITUATED ON A GOOD SITE WITH PLEASANT VIEWS OF OPEN COUNTRYSIDE TO ITS REAR, NUMBER 22 KEELMOUNT GRANGE IS LOCATED IN THIS POPULAR & ESTABLISHED RESIDENTIAL DEVELOPMENT WITHIN WALKING DISTANCE OF LOCAL AMENITIES & BENEFITTING FROM GOOD ACCESS TO THE MAIN ROADS NETWORK FOR COMMUTING TO PORTADOWN, MOY, DUNGANNON OR FURTHER AFIELD.

OFFERING WELL-PRESENTED ACCOMMODATION INCLUDING 3 BEDROOMS, A SPACIOUS SITTING ROOM, A KITCHEN WITH SPACE FOR DINING / ENTERTAINING & OFF-STREET PARKING, THIS AFFORDABLE PROPERTY IS SURE TO APPEAL TO FIRST-TIME BUYERS.

“NOTHING TO DO; JUST MOVE-IN AND ENJOY!”



OFFERS OVER: £159,950

PROPERTY FEATURES & ACCOMMODATION IN BRIEF OVERLEAF...

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PROPERTY FEATURES:

- A WELL-PRESENTED SEMI-DETACHED PROPERTY.
- SITUATED ON A GOOD SITE.
- NO DEVELOPMENT / VIEWS OF OPEN COUNTRYSIDE TO REAR.
- ESTABLISHED RESIDENTIAL DEVELOPMENT WITHIN WALKING DISTANCE OF LOCAL AMENITIES.
- GOOD ACCESS TO THE MAIN ROADS NETWORK FOR COMMUTING TO PORTADOWN, MOY, DUNGANNON, ETC.
- 3 BEDROOMS.
- SITTING ROOM WITH BAY WINDOW & OPEN FIREPLACE.
- KITCHEN WITH SPACE FOR DINING / ENTERTAINING.
- GROUND FLOOR CLOAK W.C. / POWDER ROOM.
- BATHROOM WITH 4 PIECE SUITE.
- LIGHT FIXTURES INCLUDED IN SALE.
- WINDOW BLINDS INCLUDED IN SALE.
- WHITE SKIRTINGS & ARCHITRAVES.
- WHITE 6 PANEL INTERNAL DOORS.
- P.V.C. DOUBLE GLAZED WINDOWS.
- P.V.C. FASCIA & SOFFITS.
- OIL FIRED CENTRAL HEATING.
- OFF STREET PARKING TO FRONT.
- PRIVATE, ENCLOSED GARDEN TO REAR.
- SUITABLE FOR CO-OWNERSHIP.
- WOULD MAKE A GREAT FIRST HOME!



ACCOMMODATION IN BRIEF...

ENTRANCE HALL:

OUTSIDE LIGHT. WOODEN EXTERNAL DOOR WITH GLASS PANEL & FAN LIGHT. TILED AREA TO ENTRANCE WITH PRE-FINISHED FLOOR TO HALL. UNDER STAIR STORAGE. CARPET TO STAIRS TO FIRST FLOOR.



CLOAK W.C. / POWDER ROOM:

WASH HAND BASIN WITH TILED SPLASH BACK. TOILET. X-FAN.



SITTING ROOM:

BAY WINDOW. OPEN FIREPLACE WITH STONE MANTLE & SURROUND WITH ELECTRIC INSET. PRE-FINISHED FLOOR. FEATURE STONE EFFECT WALL WITH PROVISION FOR WALL MOUNTED T.V.





KITCHEN / DINING AREA:

FITTED HIGH & LOW LEVEL UNITS WITH UNDER UNIT LIGHTING. GLASS DISPLAY UNIT. 1 ½ S.S. SINK WITH MIXER TAP FITTING. INTEGRATED HOB & UNDER OVEN WITH X-FAN OVER. SPACE FOR FRIDGE FREEZER, PLUMBED FOR A.W.M. TILED BETWEEN UNITS. TILED FLOOR WITH MAT RECESS. RECESSED LIGHTING. WOODEN EXTERNAL DOOR TO REAR GARDEN WITH GLASS TOP PANEL.

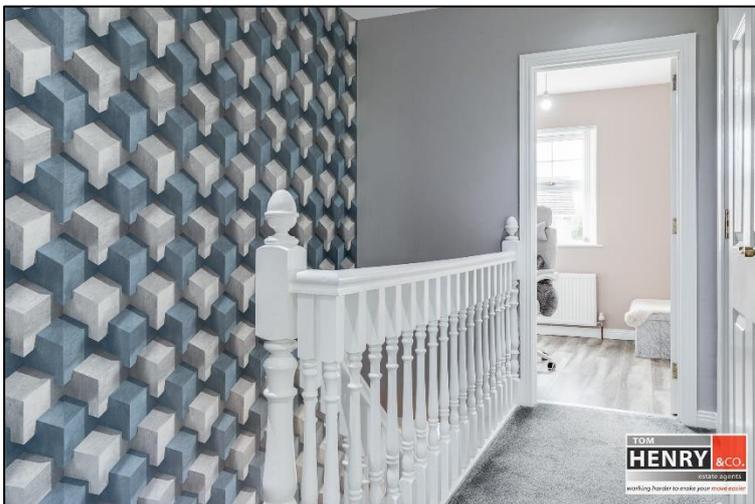




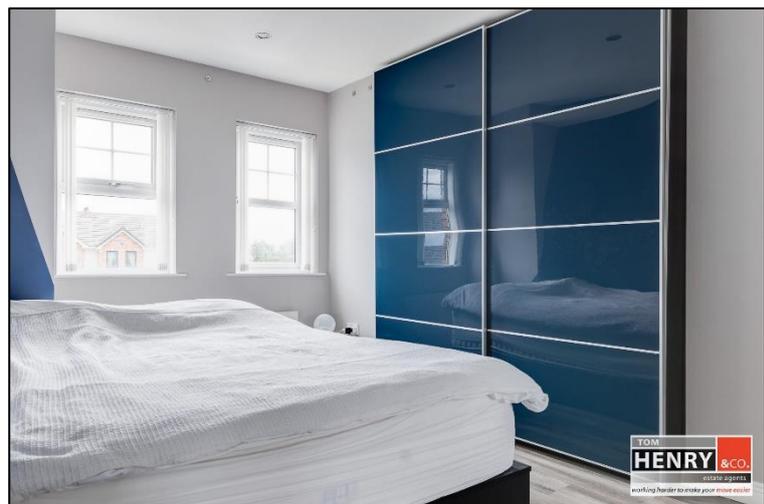
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FIRST FLOOR:

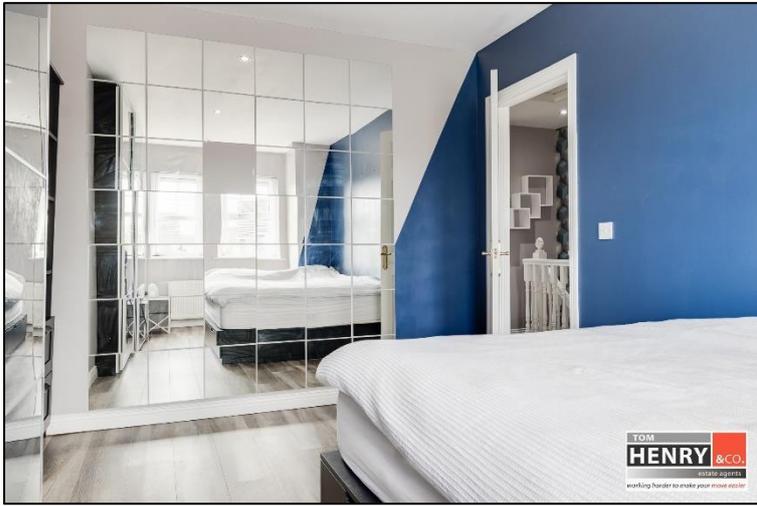
STAIRS & LANDING:
CARPET. HOTPRESS: SHELVED WITH IMM. HEATER.



BEDROOM 1:
TO FRONT. PRE-FINISHED FLOOR. SLIDEROBES INCLUDED IN SALE.
RECESSED LIGHTING.



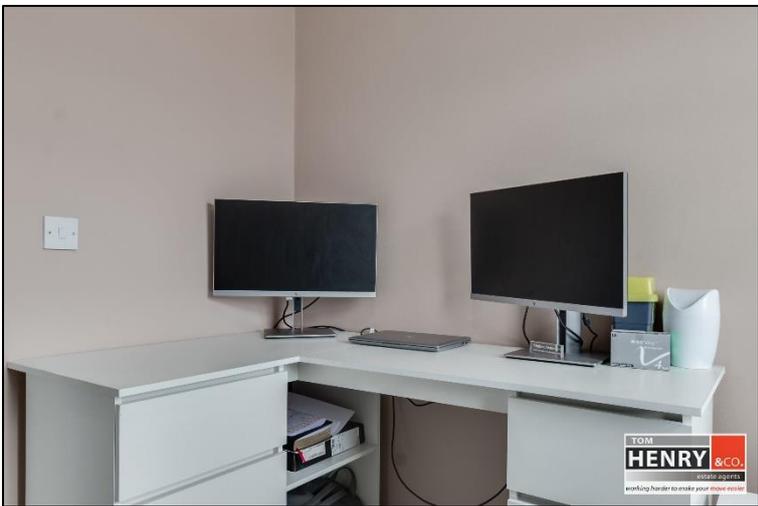
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BEDROOM 2:
TO REAR. PRE-FINISHED FLOOR. PLEASANT VIEWS OF OPEN COUNTRYSIDE.

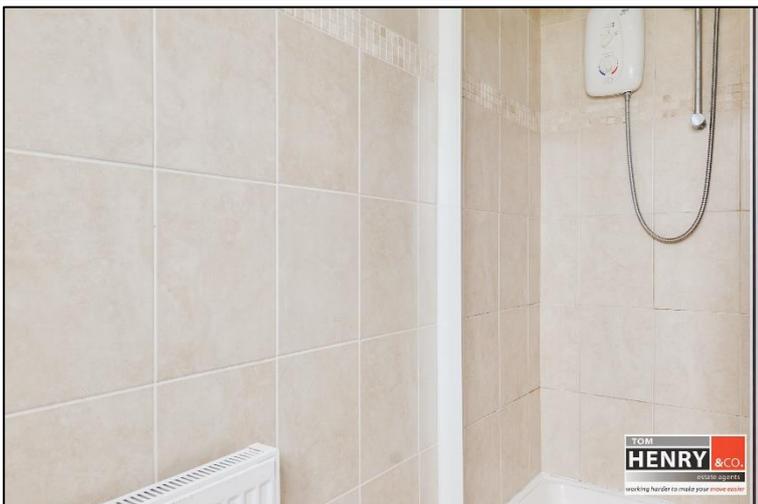


BEDROOM 3:
TO FRONT. PRE-FINISHED FLOOR. CURRENTLY USED AS HOME OFFICE.



BATHROOM:

4 PIECE SUITE. WASH HAND BASIN WITH MIXER TAP FITTING. BATH WITH MIXER TAP FITTING. TOILET. ELECTRIC SHOWER. TILED WALLS. TILED FLOOR. RECESSED LIGHTING. X-FAN.

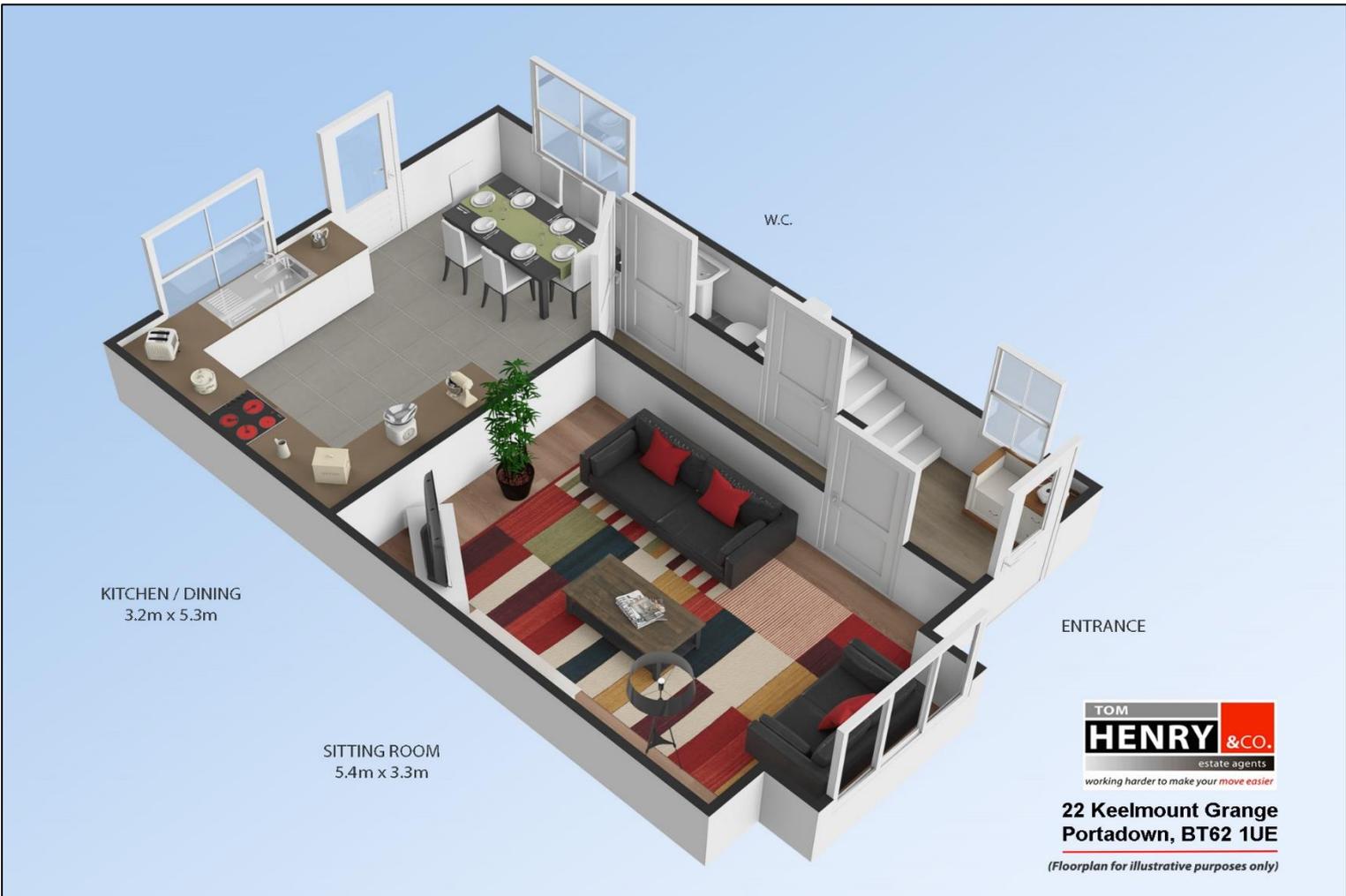


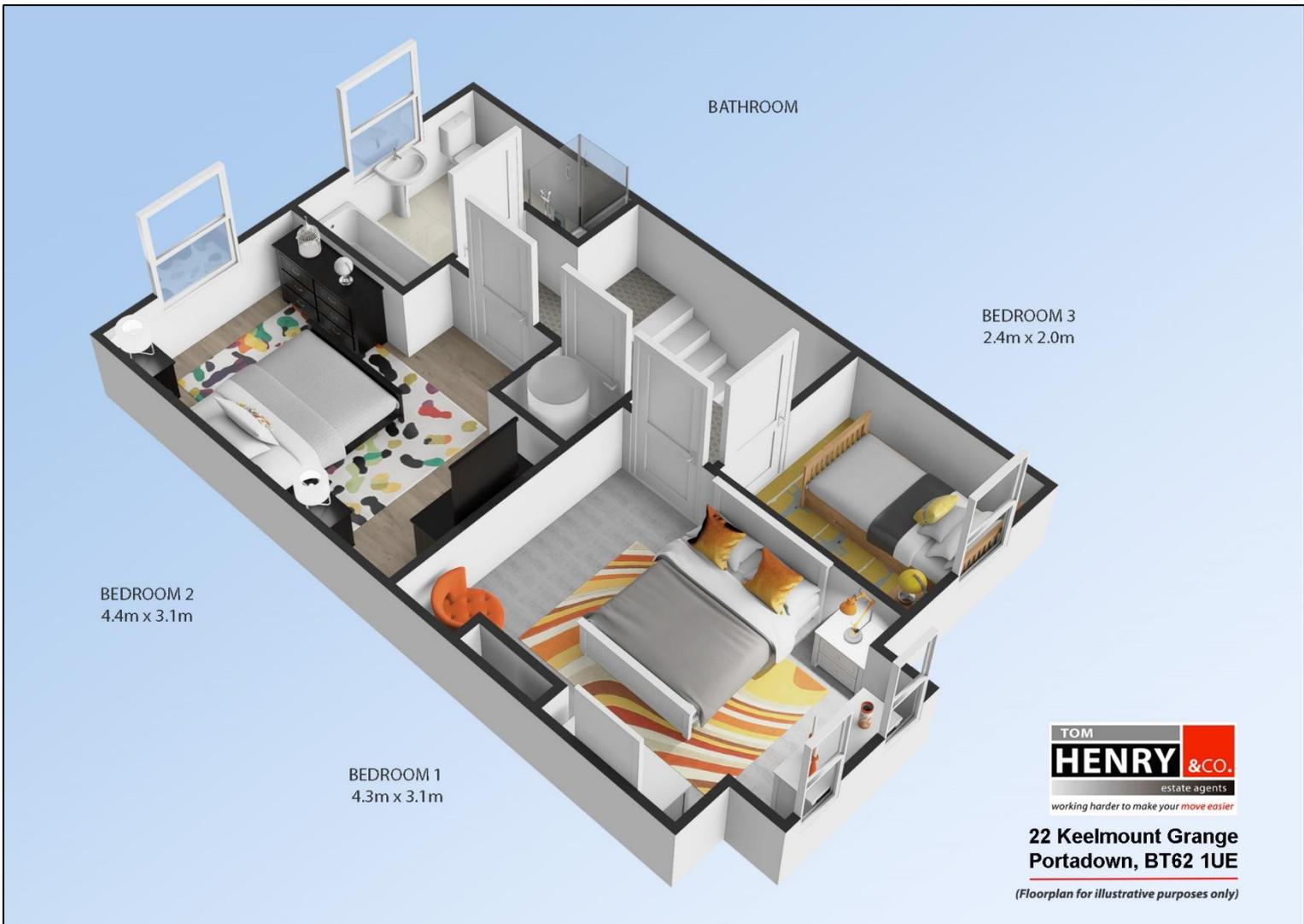
OUTSIDE:

OFF STREET PARKING TO FRONT / SIDE. GARDEN TO FRONT LAID TO LAWN. ENCLOSED GARDEN TO REAR LAID TO LAWN. OUTSIDE WATER TAP. GARDEN SHED INCLUDED IN SALE.



FLOORPLANS FOR I.D. PURPOSES ONLY.





**22 Keelmount Grange
Portadown, BT62 1UE**
(Floorplan for illustrative purposes only)

Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C		
55-68	D	60 D	67 D
39-54	E		
21-38	F		
1-20	G		

Thinking of selling or renting your home?



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- > **Market leading sales record.**
- > **Competitive sales & rental rates.**
- > **RICS member firm.**
- > **Professional & efficient service.**
- > **Over 100 years local combined experience.**

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VALUATIONS.

Should you be considering the sale of your own property we would be pleased to arrange through our office a Free Valuation and advice on selling without obligation.

FOR FURTHER DETAILS & ARRANGEMENTS TO VIEW PLEASE CONTACT THE SOLE AGENT.