

**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...

www.tomhenryandco.com

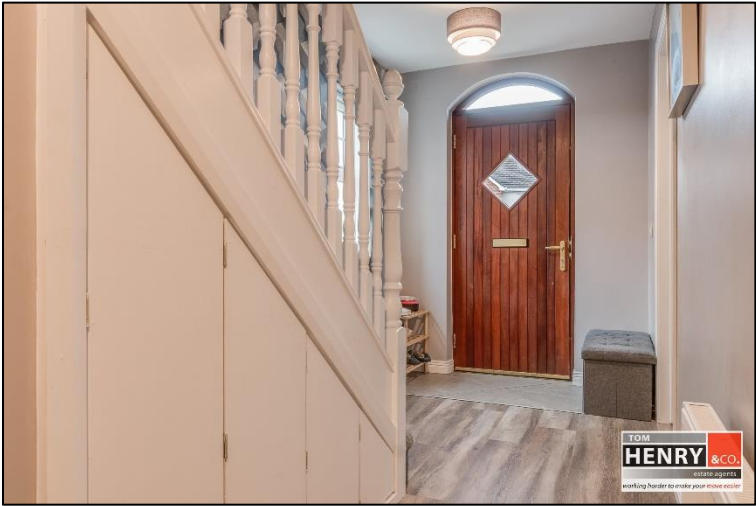
PROPERTY FEATURES:

- 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-FINSIHED FLOOR. FEATURE STONE EFFECT WALL WITH PROVISION FOR WALL MOUNTED T.V.





KITCHEN / DINING AREA:

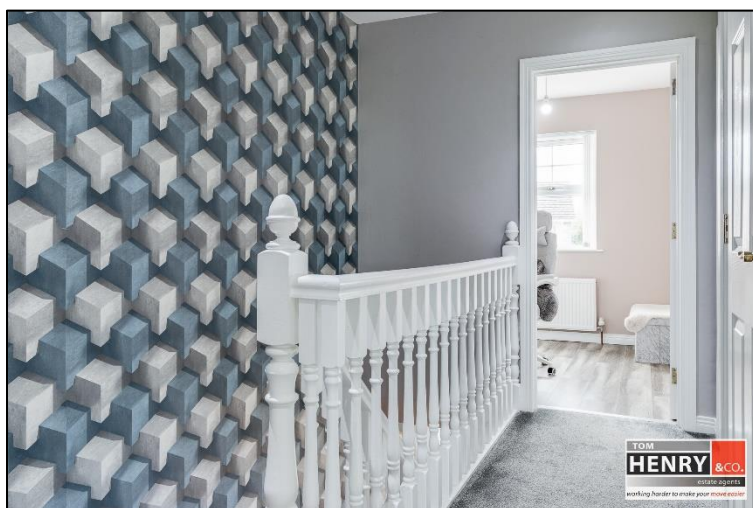
FITTED HIGH & LOW LEVEL UNITS WITH UNDER UNIT LIGHTING. GLASS DISPLAY UNIT. 1 ½ S.S. SINK WITH MIXER TAP FITTING. INTEGRATED HOB & UNDER OVEN WITH X-FAN OVER. SPACE FOR FRIDGE FREEZER, PLUMBED FOR A.W.M. TILED BETWEEN UNITS. TILED FLOOR WITH MAT RECESS. RECESSED LIGHTING. WOODEN EXTERNAL DOOR TO REAR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



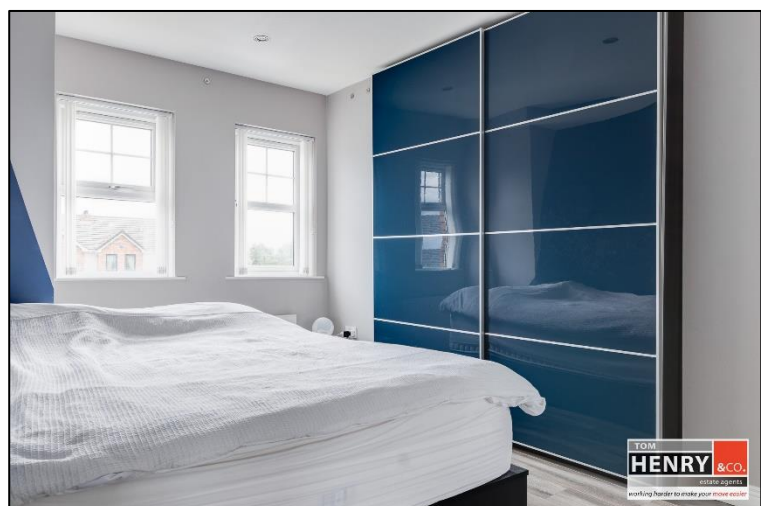


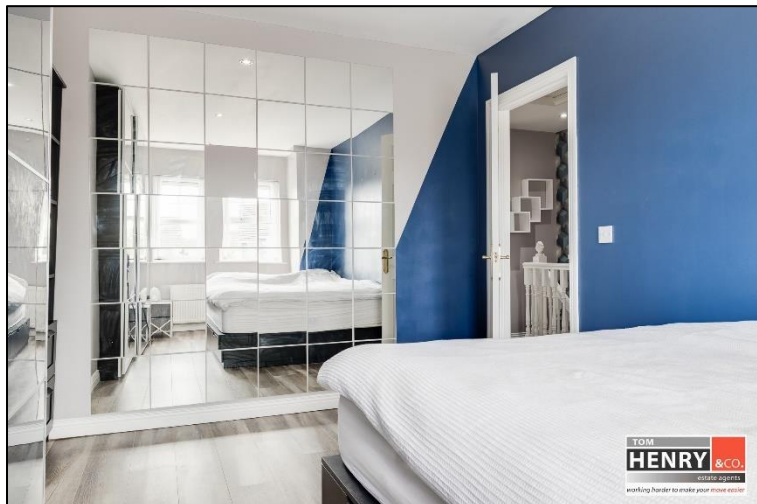
FIRST FLOOR:

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

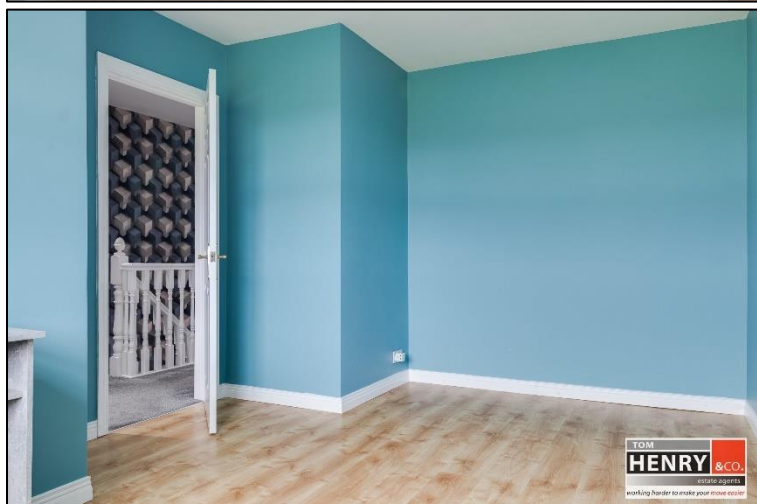


BEDROOM 1:
TO FRONT. PRE-FINSIHED FLOOR. SLIDEROBES INCLUDED IN SALE.
RECESSED LIGHTING.

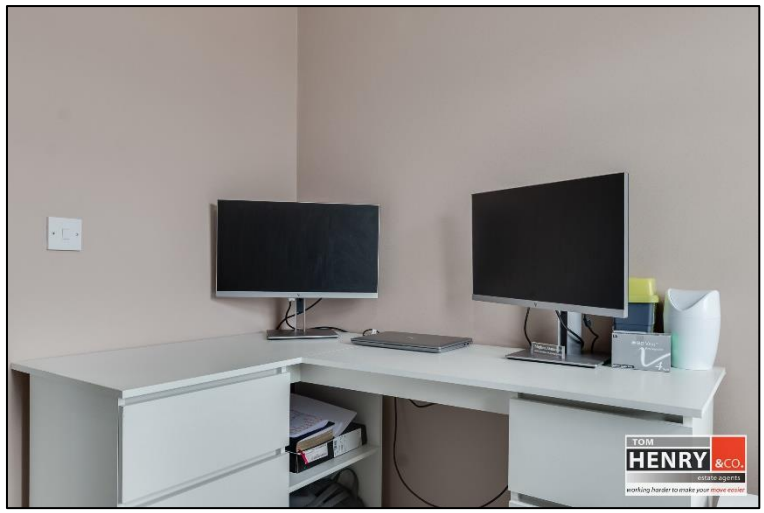




BEDROOM 2:
TO REAR. PRE-FINISHED FLOOR. PLEASANT VIEWS OF OPEN COUNTRYSIDE.

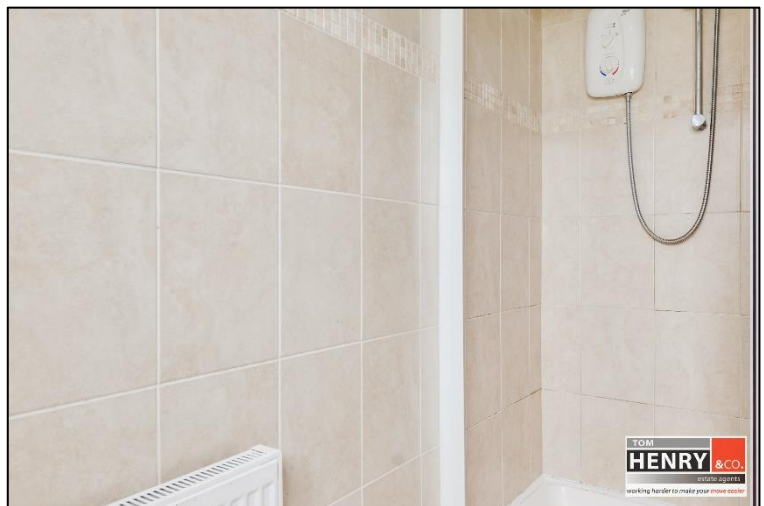


BEDROOM 3:
TO FRONT. PRE-FINISHED FLOOR. CURRENTLY USED AS HOME OFFICE.



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.
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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.