

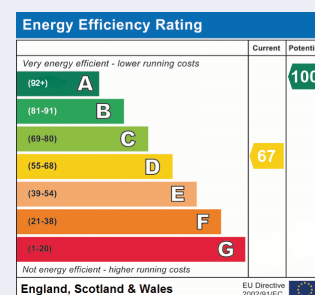


**Excellent 3 Bedroom Semi Detached House
Located In A Much Sought After Residential Area
Close To Craigavon Area Hospital
Ideal For First Time Buyers**



45 Bocombra Hill, Portadown, Co Armagh BT63 5SA

- Entrance hall with tiled floor
- Downstairs w.c
- Lounge with multi-fuel stove
- Cream shaker style kitchen with built-in oven & hob
- Dining area with patio doors
- 3 Bedrooms (master with ensuite)
- Bathroom with shower above bath
- Oil fired central heating
- PVC double glazed windows
- Brick paved driveway
- Front garden laid in lawn
- Enclosed rear garden laid in lawn



PRICE GUIDE £175,000

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Excellent 3 Bedroom Semi Detached House

Located In A Much Sought After Residential Area

Close To Craigavon Area Hospital

And Local Primary And Secondary Schools

Ideal For First Time Buyers

Entrance hall

14' 10" x 4' 3" (4.52m x 1.30m) Glazed PVC front door, pine balustrade staircase, tiled floor

Downstairs w.c.

5' 9" x 2' 10" (1.75m x 0.86m) White suite comprising wash hand basin & w.c., tiled floor

Lounge

16' 9" x 11' 2" (5.11m x 3.40m) Modern limestone fireplace with multi-fuel stove, laminate floor, double French doors to kitchen/dining

Kitchen/dining

19' 1" x 10' 7" (5.82m x 3.23m) Cream shaker style kitchen comprising high and low level units with built-in oven & hob, stainless steel extractor hood, 1½ bowl stainless steel sink, plumbed for washing machine and dishwasher, space for fridge freezer, partially tiled walls, tiled floor, open plan to dining area with tiled floor and patio doors to rear

Landing

11' 11" x 7' 1" (3.63m x 2.16m) Shelved hotpress

Bedroom 1

13' 8" x 11' 1" (4.17m x 3.38m) Laminate floor

Ensuite

8' 8" x 3' 4" (2.64m x 1.02m) White suite comprising tiled shower cubicle, wash hand basin & w.c., tiled floor

Bedroom 2

10' 7" x 10' 6" (3.23m x 3.20m) Laminate floor

Bedroom 3

7' 8" x 7' 7" (2.34m x 2.31m) Laminate floor

Bathroom

8' 2" x 5' 13" (2.49m x 1.85m) White suite comprising shower bath with electric shower above, wash hand basin & w.c., partially tiled walls, tiled floor

Outside

Front garden laid in lawn

Brick paved driveway

Enclosed rear garden laid in lawn with paved patio area, timber decking, garden shed and timber boundary fencing



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