



## 9 Old Rectory Park (CASH BUYERS ONLY), Portadown, BT62 3QH

£89,950

- 4 spacious bedrooms
- Bright, large lounge
- Private, enclosed garden
- CASH ONLY
- Semi-detached bungalow
- Dining area included
- Separate garage available
- Sought-after Rectory Park
- Kitchen with appliances
- Early viewings recommended

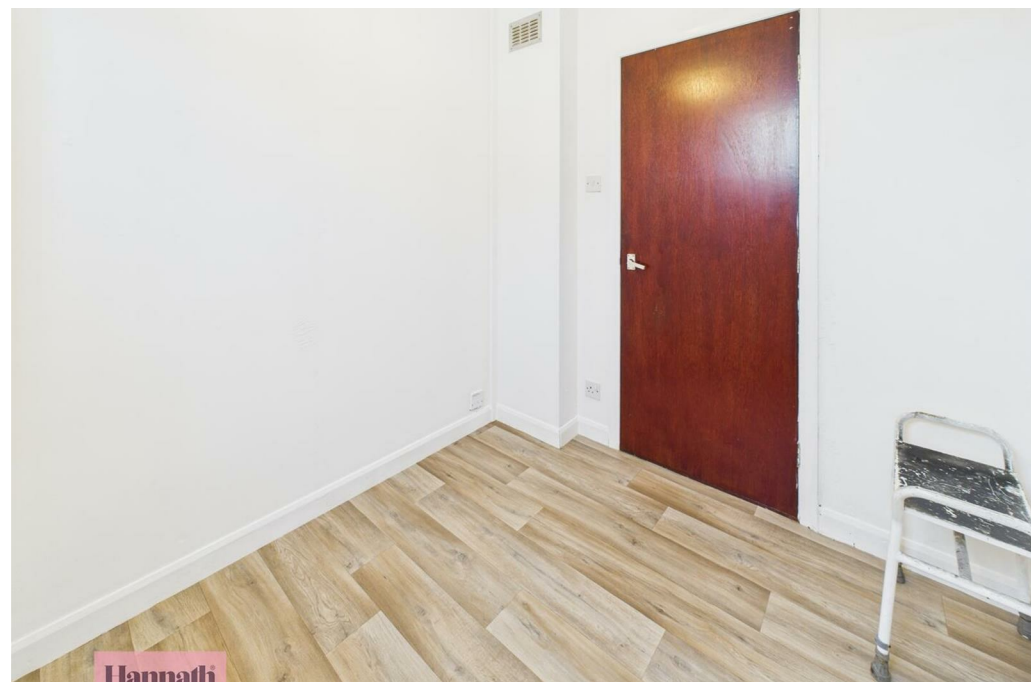
| Energy Efficiency Rating                    |         |           |
|---------------------------------------------|---------|-----------|
|                                             | Current | Potential |
| Very energy efficient - lower running costs |         |           |
| (92 plus) <b>A</b>                          |         |           |
| (81-91) <b>B</b>                            |         |           |
| (69-80) <b>C</b>                            |         |           |
| (55-68) <b>D</b>                            |         |           |
| (39-54) <b>E</b>                            |         |           |
| (21-38) <b>F</b>                            |         |           |
| (1-20) <b>G</b>                             |         |           |
| Not energy efficient - higher running costs |         |           |
|                                             | 30      | 73        |
| Northern Ireland                            |         |           |
| EU Directive 2002/91/EC                     |         |           |

# 9 Old Rectory Park (CASH BUYERS ONLY), Portadown BT62

**ZOL**  
CASH BUYERS ONLY

We are delighted to present this charming three-bedroom semi-detached bungalow, located in the highly sought-after residential area of Old Rectory Park, Portadown. This property combines classic appeal with modern living, making it an ideal home for families or professionals alike.

Upon entering the bungalow, you are welcomed into a bright dining area that flows seamlessly into a spacious lounge, which is bathed in natural light, creating a warm and inviting atmosphere. The kitchen is well-equipped with essential appliances, providing a functional space for culinary pursuits. Additionally, there is a small office, perfect for those who require a dedicated workspace.



### Entrance Hall

7'9x3'3

Vinyl Flooring, pvc front door

Vinyl flooring, radiator

### Dining Room

10'11x10'1

Vinyl Flooring, radiator, back door to rear

### Bedroom 1

7'10x6'8

Vinyl Flooring, radiator

### Living Room

16'7x11'9

Vinyl Flooring, radiator x2

### Kitchen

11'5x6'11

Range of units, space for washing machine, oven, fridge freezer

### Hallway

12'11x3'0

Vinyl flooring, radiator

### Bathroom

6'9x5'11

Three piece bathroom suite with electric shower over bath, wash hand basin, w.c., tiled walls, vinyl flooring, radiator

### Bedroom 2

12'4x6'8

In carpet, radiator

### Bedroom 3

12'4x9'4

In carpet, radiator, built in storage

### Bedroom 4

9'3x9'2

**Hannath®**



**Approximate total area<sup>(1)</sup>**

839 ft<sup>2</sup>  
77.9 m<sup>2</sup>

(1) Excluding balconies and terraces

Calculations reference the RICS IPMS 3C standard. Measurements are approximate and not to scale. This floor plan is intended for illustration only.

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