

From Bridge Street turn into Eden Manor. The property is on the right hand side.



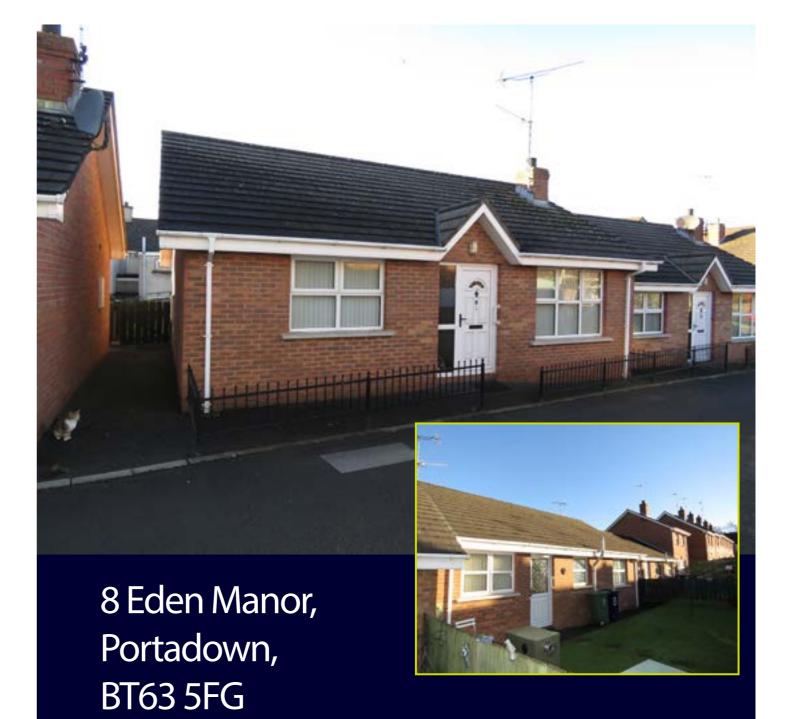




Dougan

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Asking Price £75,000



Telephone 028 9030 8855 www.douganproperty.com

Key Features:

- Attractive Income Producing
 Semi-Detached Bungalow
- Well Finished Throughout
- Kitchen With Dining Area
- Well Appointed Bathroom With
 Fitted Sanitary Ware
- Two Double Bedrooms
- Double Glazed Windows
- Oil Fired Central Heating
- Highly Accessible Location Within
 Walking Distance of Portadown
 Town Centre
- Attractive Rear Garden
- Currently Let at £4,419.60 per annum
- Being Offered For Sale With The

 Benefit of The Current Tenancy





Summary:

Excellent opportunity to purchase a well maintained semi-detached bungalow in a highly accessible location.

Rarely do bungalows of this nature come to the market and the property represents an excellent investment.

The property is located within a modern residential development. It is built with attractive red brick and pitched tiled roof.

Internally the property comprises of a bright and spacious living room and seperate kitchen/dining area with modern fully fitted kitchen, two generous sized bedrooms and a well-appointed bathroom. The property further benefits from oil fired central heating, double glazed windows and rear garden.

The current tenant has been in occupation for several years at acurrent rent of £4,419.60 per annum.

Viewing highly recommended to fully appreciate this fine property.

For viewing times please contact our office on 02890 308855.







ACCOMMODATION:

ENTRANCE HALL:

Wooden floor to hallway.

LIVING ROOM 13' 1" x 11 1" (3.99m x 3.38m)

Wooden Floor, feature fireplace.

KITCHEN 11' 7" x 10' 3" (3.53m x 3.12m)

Excellent range of high level and low level units with extractor over. Single drainer stainless steel sink unit with mixer tap.

BEDROOM 1: 21' 1" x 10' 8" (6.43m x 3.25m)

Carpeted floor.

BEDROOM 2: 9' 1" x 8' 7" (2.77m x 2.62m)

Carpeted floor,

BATHROOM:

Bath with electric shower over, low flush WC, pedestal wash hand basin, vinyl floor, part tiled walls.

Outside

Rear garden.

Oil tank.