

SPECIAL FEATURES OF THE PROPERTY INCLUDE:



VIEWING STRICTLY BY APPOINTMENT ONLY

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8. None of the systems or equipment in the property has been tested by Daniel Henry for Year 2000 Compliance and the Purchasers / Lessees must make their own investigations.

www.danielhenry.co.uk
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Daniel
Henry
ESTATE AGENTS

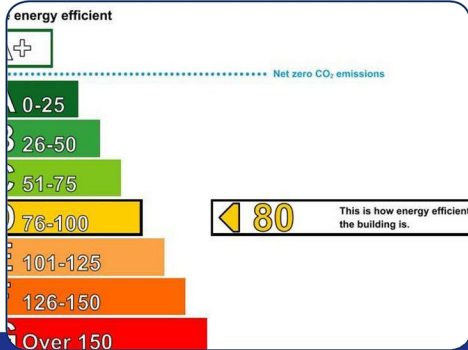
£295,000

FOR SALE



118 Portadown Road, Tandragee, BT62 2JX

- FORMERLY RATHOWEN NURSING HOME
- ORIGINAL PROPERTY WELL OVER 100 YEARS OLD
- EXTENSIVE LAWNS TO FRONT & SIDE EXTENDING TO APPROX 1 ACRE
- DOUBLE GLAZED WINDOWS
- OIL FIRED CENTRAL HEATING
- DETACHED STORE
- FIRE ALARM SYSTEM
- IDEAL FOR B&B, SMALL RESTAURANT ETC SUBJECT TO USUAL PLANNING PERMISSION
- AWAITING EPC



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FREE

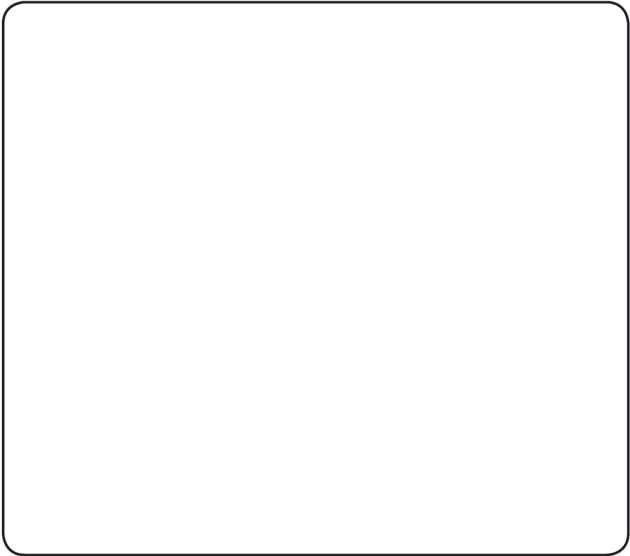
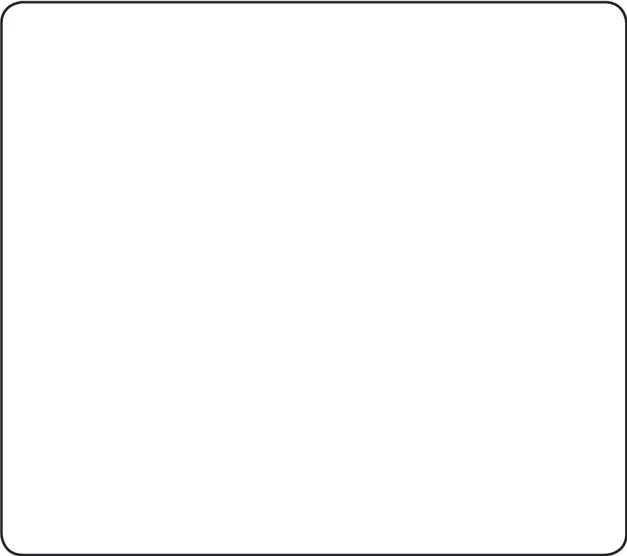
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ACCOMMODATION

HALLWAY

Having ceiling corning, understairs storage, toilet and whb off having tiled walls.

RECEPTION ROOM 1

18'3" x 14'6" (to widest points) (5.56m x 4.42m (to widest points))
Having attractive fireplace, dual aspect, picture rail, ceiling corning.

RECEPTION ROOM 2

18'2" x 14'5" (5.54m x 4.39m)

OFFICE / STUDY

11'11" x 7'1" (3.63m x 2.16m)
Having low level units.

STORE

9'5" x 6'1" (2.87m x 1.85m)

KITCHEN

13'7" x 12'5" (4.14m x 3.78m)
Fitted with double bowl stainless steel sink unit, gas cooker, stainless steel workspace, stainless steel extractor fan.

PREPARATION ROOM

Having eye level units, double bowl stainless steel sink unit with mixer taps.

REAR HALLWAY

Having storage cupboard, toilet and WHB off having 1/2 height PVC panelled walls.

WET ROOM

Comprising shower, toilet and whb, partly tiled walls.

HALLWAY

Having electricity power store.

UTILITY ROOM

13'7" x 7'1" (4.14m x 2.16m)
Plumbed for washing machine, sink unit, fully tiled walls and floor. Storage Cupboard.

BEDROOM 1

17' x 9'8" (5.18m x 2.95m)
Having whb.

BEDROOM 2

12'4" x 8'10" (3.76m x 2.69m)
Having whb.

BEDROOM 3

12'3" x 8'10" (3.73m x 2.69m)
Having whb.

BEDROOM 4

13'1" x 8'9" (3.99m x 2.67m)
Having whb.

BEDROOM 5

13'2" x 9'1" (4.01m x 2.77m)
Having whb.

BEDROOM 6

14' x 9'1" (to widest points) (4.27m x 2.77m (to widest points))
Having whb.

WET ROOM

Comprising shower, toilet and whb, partly tiled walls, tiled floor.

BEDROOM 7

24'10" x 9' (to widest points) (7.57m x 2.74m (to widest points))
Having whb.

BEDROOM 8

21'2" x 9' (6.45m x 2.74m)
Having whb.

HALLWAY

Having hotpress and fire exit door.

SUNROOM

19'5" x 18'4" (to widest points) (5.92m x 5.59m (to widest points))

FIRST FLOOR

Landing having stair lift, hotpress, toilet and WHB off.

BATHROOM

Comprising of WHB, WC, partly tiled walls.

BEDROOM 9

13'10" x 10'5" (4.22m x 3.18m)
Having whb.

BEDROOM 10

13'9" x 12'2" (4.19m x 3.71m)
Having whb and fire escape door.

OFFICE 1

12'2" x 7'1" (3.71m x 2.16m)

OFFICE 2

9'5" x 6'11" (2.87m x 2.11m)

BEDROOM 11

17'11" x 14'6" (5.46m x 4.42m)
Having whb.

BEDROOM 12

18'3" x 14'5" (5.56m x 4.39m)
Having whb.

ALL ENQUIRIES TO MARBETH RIDDLES

ESTATE AGENTS ACT

The vendor of this property is a relative of an estate agent within the meaning of the Estate Agents Act and a declaration is hereby made in accordance Section 21 of that Act.