

A New Development Of Spacious 3 Bedroom

Detached And Semi Detached Houses

In A Popular Semi Rural Location Just Outside Portadown



Mountfield Lodge, Portadown, Co Armagh BT62

- Entrance hall
- Downstairs w.c.
- Lounge
- Spacious open plan kitchen/dining area
- Three bedrooms
- Bathroom with separate shower
- Zoned oil fired central heating with energy efficient condensing boiler
- PVC Double glazed windows
- PVC fascia boards and soffits
- Tarmac driveway
- Front and rear gardens
- 10 Year ICW warranty

FROM £159,500

These details do not constitute any part of an offer or contract. None of the statements contained in this sales brochure are to be relied on as statements or representations of fact and any intending purchaser must satisfy themselves by inspection or otherwise as to their correctness. The vendor does not make or give, and neither Alastair Stevenson the Property Spot nor any person in its employment has any authority to make or give any representation or warranty whatsoever in relation to this property. All dimensions are approximate and are taken at widest points

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92+)	A		
(81-91)	B	85	85
(69-80)	C		
(55-68)	D		
(39-54)	E		
(21-38)	F		
(1-20)	G		
Not energy efficient - higher running costs			
England, Scotland & Wales			
EU Directive 2002/91/EC			





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#### Entrance hall

14' 6" x 6' 10" (4.42m x 2.08m) Composite front door with glazed side panel, balustrade staircase

#### Downstairs W.C.

6' 8" x 2' 8" (2.03m x 0.81m) Modern white suite comprising wash hand basin & w.c.

#### Lounge

14' 7" x 10' 11" (4.45m x 3.33m) PC sum £750 towards Multi-fuel stove

#### Kitchen/dining

18' 2" x 12' 5" (5.54m x 3.78m) £6,000 PC sum, this includes Oven, hob, extractor fan, fridge/freezer

#### Landing

9' 8" x 6' 8" (2.95m x 2.03m) Shelved hotpress

#### Bedroom 1

14' 3" x 9' 8" (4.34m x 2.95m) At widest

#### Bedroom 2

12' 8" x 9' 3" (3.86m x 2.82m)

#### Bedroom 3

9' 2" x 8' 5" (2.79m x 2.57m)

#### Bathroom

8' 1" x 7' 7" (2.46m x 2.31m) Modern white suite comprising corner bath, corner shower cubicle, wash hand basin & w.c

#### Outside

Front garden laid in lawn

Tarmac driveway

Rear garden laid in lawn

#### Site Availability

Site 4 Semi Detached - BOOKED

Site 6 Semi Detached - BOOKED

Site 14 Semi Detached - BOOKED

Site 16 Semi Detached - BOOKED

Site 18 Semi Detached - BOOKED

PC sums:

Kitchen £6,000 : JBC Kitchens Portadown

Floor coverings: £1,500 : Portadown Carpets

Stove in Lounge: £750 : Portadown Fireplaces

Please note: The developer does not do tiling, it is up to the purchaser to source tiles and tile fitting if required.

The photos of the kitchen and bathroom do not represent an exact kitchen or bathroom, they are an example of what could be done.



THE PROPERTY SPOT®

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