



Well Presented 2 Bedroom First Floor Flat

With Garden At Rear

Located In A Popular Area

Ideal For First Time Buyers Or Investors



68b Corcrain Drive, Portadown, Co Armagh BT62 4AR

- Entrance hall
- Lounge with fireplace
- Kitchen
- 2 Bedrooms
- Fully tiled shower room
- PVC Double glazed windows
- Gas central heating
- Garden at rear

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92+)	A		
(81-91)	B		
(69-80)	C	74	75
(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			

PRICE GUIDE £77,500

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Entrance hall

5' 0" x 3' 6" (1.52m x 1.07m) PVC front door

Lounge

15' 0" x 12' 4" (4.57m x 3.76m) Stone effect fireplace with tiled hearth and corner TV shelf, corniced ceiling

Kitchen

10' 10" x 7' 10" (3.30m x 2.39m) Fitted high and low level units with stainless steel sink, plumbed for washing machine, space for cooker, extractor fan, space for fridge, breakfast bar, fully tiled walls

Rear hall

6' 5" x 2' 10" (1.96m x 0.86m)

Bedroom 1

13' 4" x 9' 2" (4.06m x 2.79m) Single built-in wardrobe

Bedroom 2

11' 2" x 8' 2" (3.40m x 2.49m) Single built-in wardrobe

Showerroom

8' 0" x 6' 4" (2.44m x 1.93m) White suite comprising large shower cubicle with thermostatic shower, wash hand basin & w.c., fully tiled walls

Outside

Enclosed garden at rear laid in lawn with mature shrubs and timber boundary fencing.

Storage shed at rear and storage shed on veranda

