



Spacious 3 Bedroom Detached Country Cottage
Located In A Popular Rural Area Just Outside Portadown

'CASH BUYERS ONLY'



16 Battlehill Road, Portadown, Co Armagh BT62 4ER

- Entrance hall
- Lounge (on first floor)
- Dining room (on first floor)
- Kitchen (on first floor)
- 3 Bedrooms (on ground floor)
- Jack & Jill ensuite
- Bathroom with bath and separate shower (on ground floor)
- Utility room
- Study / home office (on ground floor)
- Oil central heating (with link-up from fireplace with back boiler)
- Partly PVC double glazed windows
- Garden at front and rear

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92+)	A		
(81-91)	B		
(69-80)	C		
(55-68)	D		
(39-54)	E		
(21-38)	F		
(1-20)	G		
Not energy efficient - higher running costs			
England, Scotland & Wales		55	31
EU Directive 2002/91/EC			

PRICE GUIDE £180,000

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GROUND FLOOR

Entrance hall

16' 9" x 3' 4" (5.11m x 1.02m) ½ Glazed timber front door, painted T&G panelled ceiling, under-stairs storage cupboard

Bathroom

10' 1" x 6' 5" (3.07m x 1.96m) White suite comprising panelled bath, corner shower cubicle, wash hand basin & w.c., painted T&G ½ panelled walls, painted T&G panelled ceiling, tiled floor

Bedroom 1

12' 11" x 10' 1" (3.94m x 3.07m) Built-in wardrobes

Utility room

14' 3" x 9' 10" (4.34m x 3.00m) Fitted shelved units with worktop, plumbed for washing machine, tiled floor, door to study/home office

Study / home office

14' 2" x 9' 5" (4.32m x 2.87m) Tiled floor

Rear hallway

43' 6" x 4' 3" (13.26m x 1.30m) Two built-in wardrobes

Bedroom 2

13' 10" x 11' 5" (4.22m x 3.48m) Built-in wardrobe, T&G panelled ceiling

Jack & Jill ensuite

8' 7" x 3' 6" (2.62m x 1.07m) Accessed from bedrooms 2 & 3, white suite comprising tiled shower cubicle, wash hand basin & w.c.,

Bedroom 3

14' 0" x 11' 7" (4.27m x 3.53m) Built-in wardrobe, built-in storage cupboard, T&G panelled ceiling

FIRST FLOOR

Landing

6' 3" x 3' 8" (1.91m x 1.12m) Feature stone wall, T&G panelled ceiling

Lounge

17' 4" x 13' 3" (5.28m x 4.04m) Feature stone walls, brick fireplace with TV shelf, T&G panelled ceiling

Kitchen

10' 8" x 10' 3" (3.25m x 3.12m) Fitted high and low level units with stainless steel sink, space for cooker, shelved hotpress, T&G panelled ceiling

Dining / Living room

19' 7" x 14' 3" (5.97m x 4.34m)

Outside

Driveway leading to house

Front garden with shrubs

Enclosed rear garden laid in lawn with mature shrubs and paved patio area



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