





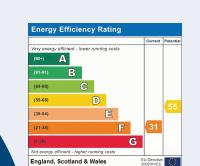






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83 Armagh Road, Portadown BT62 3DN T: 028 3833 9700 www.thepropertyspot.co.uk



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



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

PRICE GUIDE £180,000

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



'CASH BUYERS ONLY'

- 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







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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 1/2 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.,

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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

Lounae 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 wioth mature shrubs and paved patio area





