

G.23.059

**The Gate Lodge, 32 Upper Ballydugan Road, Portadown,
BT63 5NU**



Guide Price £160,000

Introducing to the market this charismatic detached home. The gate Lodge is situated perfectly, with only a 15-minute drive to the nearby Portadown town centre which enjoys a full range of recreational, retail and business activities.

Accommodation

Internally the entrance hall leads to two generous sized reception rooms, perfect for family use and entertaining guests. On the ground floor there is also a spacious kitchen with an adjacent utility room and w/c. The first-floor accommodation consists of three generously sized bedrooms with a hot press of the landing and the convenient main bathroom including shower, bath and w/c.

This well-located country residence, whilst in need of cosmetic restoration throughout, will make a fantastic home once fully restored. Externally there is a garden area with adequate parking.

Ground Floor

- Entrance hall
- Main living room with fireplace
- Second living room
- Hallway
- Kitchen
- Utility room with w/c

Second Floor

- Landing with hot press
- Master bedroom
- Bedroom two
- Bedroom three
- Main bathroom

Offers

Whilst the agents invite offers from interested parties for this property initially on a private basis, we reserve the right on behalf of the Vendors to conclude the bidding (if necessary) by holding a meeting of all bidders on a specified date and time in our office. In the event that a meeting is to be arranged, only those parties with a valid offer on the property can be assured of being notified of the specific time and date.

Land Registry

The property extends to approximately 0.1 acres and is comprised within land registry folio 26033 Co. Down. (copy attached below).

Important Information:

All measurements are approximate. We have not tested any appliances or services within this property and cannot verify them to be in working order or within the vendor/s ownership. We have not verified the tenure of the property, type of construction or the condition thereof. Intending purchasers should make appropriate enquiries through their own solicitors and surveyor etc, prior to exchange of contract. Photographs are reproduced for general information and it must not be inferred that any item is included for sale with the property.



Tel: 028 8772 2663
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Important Information:

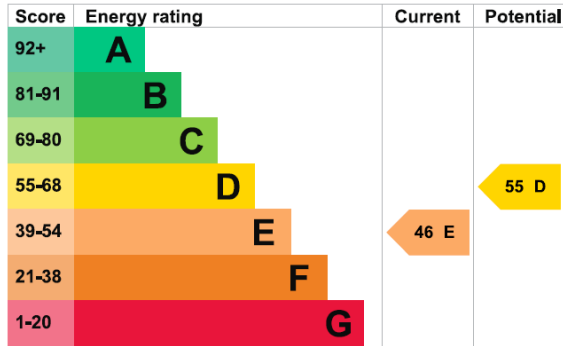
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Energy Performance Certificate

Energy rating and score

This property's energy rating is E. It has the potential to be D.

[See how to improve this property's energy efficiency.](#)



The graph shows this property's current and potential energy rating.

Rates:

£676.62 *approximate and subject to change

Viewing:

By appointment only

Our Office is Open 6 days a week	09:00 – 17:30
Monday, Wednesday & Thursday	09:00 – 19:30
Tuesday	09:00 – 17:00
Friday	09:30 – 12 noon
Saturday	

Customer Due Diligence

As a business carrying out estate agency work we are required to verify the identity of both the vendor and the purchaser as outlined in the following:

The Money Laundering, Terrorist Financing and Transfer of Funds (Information on the Payer) Regulations 2017 - <http://www.legislation.gov.uk/uk/si/2017/692/made>

Any information and documentation provided by you will be held for a period of five years from when you cease to have a contractual relationship with Best Property Services Ltd. The information will be held in accordance with General Data Protection Regulation (GDPR) on our client file and will not be passed on to any other party, unless we are required to do so by law and regulation.

Intending Purchasers

To assist you in your decision to move we will be pleased to call and advise you with regard to the value of your existing property without obligation. We are also in a position to introduce you to an independent Financial Advisor in respect of arranging a mortgage for this property – please contact us for details.

These particulars do not constitute any part of an offer or contract. None of the statements contained in these particulars are to be relied on as statements or representations of fact and any intending purchaser must satisfy himself by inspection or otherwise as to the correctness of each of the statements contained in these particulars. The vendor does not make or give and neither Best Property Services nor any person in their employment has any authority to make or give any representation or warranty whatever in relation to this property.

We reserve the right to conclude the sale of this property via the "Best and Final Offers" process. For more information please speak to an agent.

REQUEST A VALUATION

We would be delighted to visit your property and give you a Free Valuation and some helpful advice regarding the sale or rental of your property. Let us help you make your dream move by ensuring your property receives maximum marketing exposure and the highest possible price. We look forward to hearing from you.

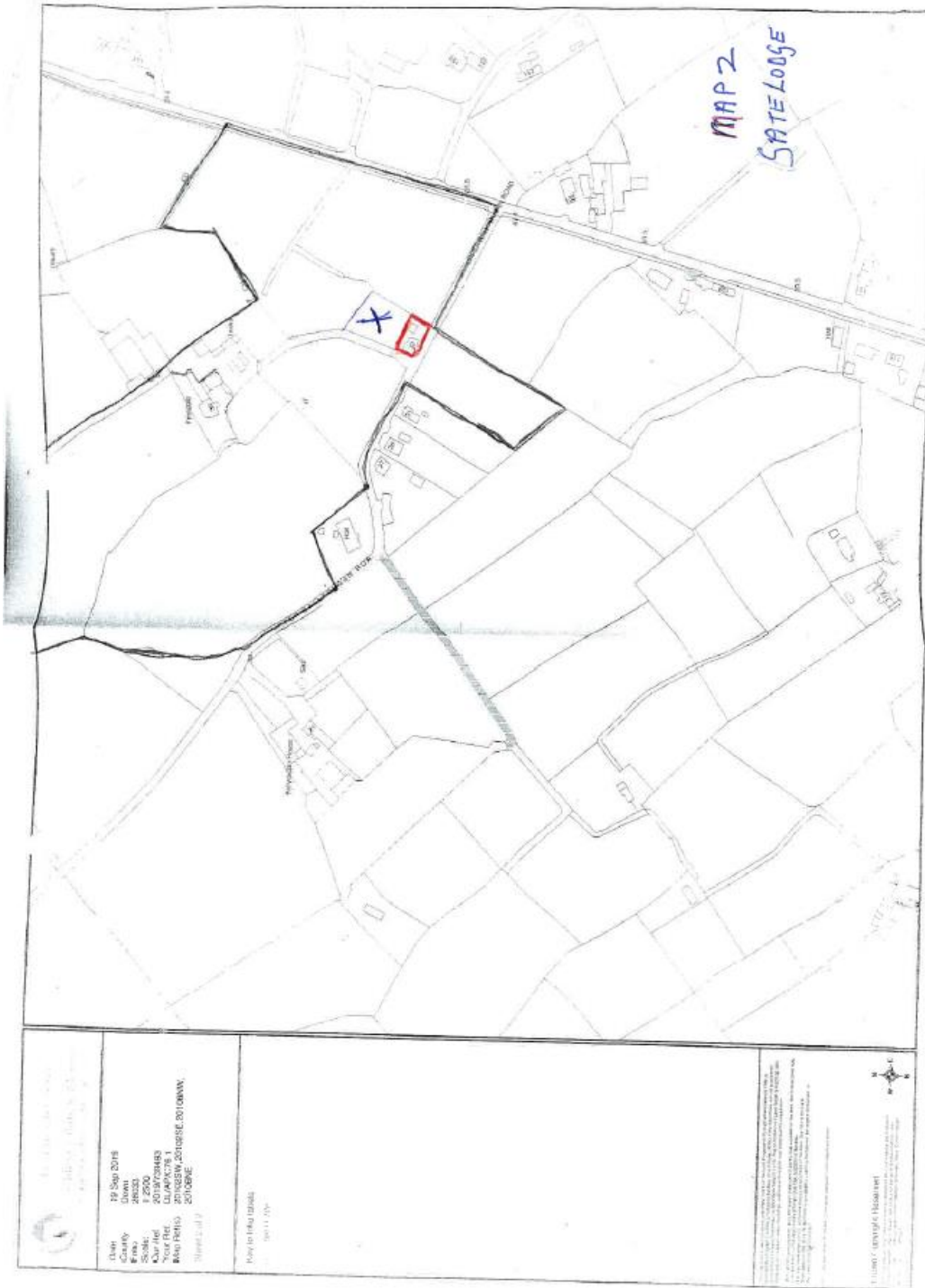
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Land Registry Map

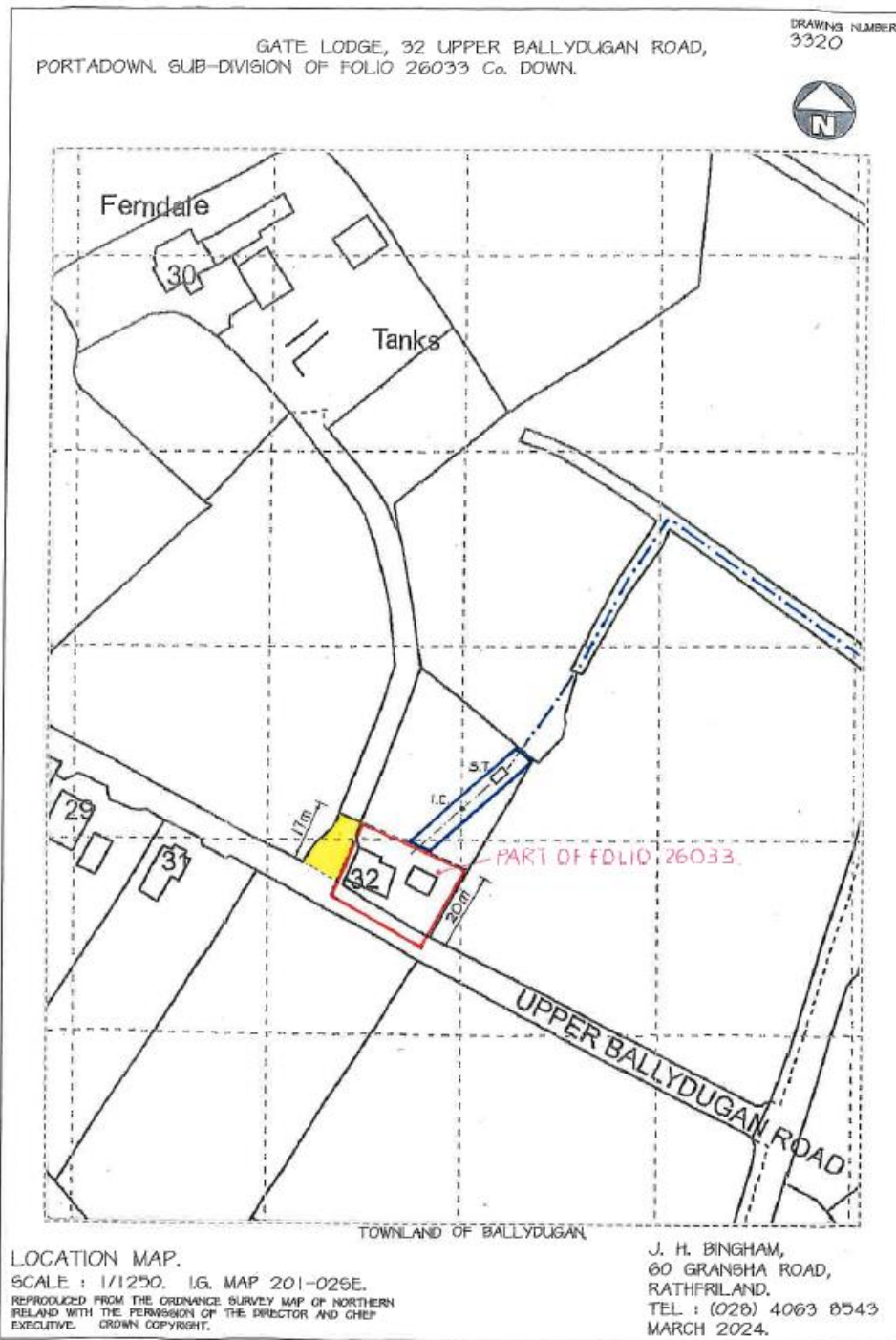


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Map



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