



Well Presented Three Bedroom Semi Detached House
Located In A Popular Area, Close To Local Schools And Amenities
Enclosed Rear Yard With Storage Shed
Onsite Parking
Ideal For First Time Buyers Or Investors



87 Corcrain Drive, Portadown, Co Armagh BT62 4AP

- Entrance hall
- Lounge with mahogany fireplace
- Kitchen
- Three bedrooms
- Shower room with electric shower
- Double glazed windows
- Oil fired heating
- On site parking
- Enclosed rear yard

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	53	63
(21-38)	F		
(1-20)	G		
Not energy efficient - higher running costs			
England, Scotland & Wales			
EU Directive 2002/91/EC			

PRICE GUIDE £110,000

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Entrance Hall

8' 10" x 6' 0" (2.69m x 1.83m) ½ glazed PVC front door with ½ glazed side panel, under-stairs cloaks / storage cupboard, laminate floor, glazed door to dining room

Dining Room

12' 8" x 10' 5" (3.86m x 3.17m) Feature bay window, patio doors, glazed door to kitchen, archway to lounge, corniced ceiling, LVT vinyl tiled floor

Lounge

14' 2" x 11' 11" (4.32m x 3.63m) Mahogany fireplace surround, corniced ceiling, laminate floor

Kitchen

10' 4" x 7' 5" (3.15m x 2.26m) Modern white gloss kitchen comprising high and low level units with built-in oven and hob, stainless steel sink, plumbed for washing machine, space for fridge freezer, fully tiled walls, panelled ceiling, glazed PVC door to rear yard

Landing

12' 7" x 2' 10" (3.84m x 0.86m) Storage cupboard

Bedroom 1

10' 5" x 9' 7" (3.17m x 2.92m)

Bedroom 2

14' 2" x 8' 9" (4.32m x 2.67m) Storage cupboard

Bedroom 3

10' 9" x 7' 6" (3.28m x 2.29m) Laminate floor

Shower Room

7' 8" x 5' 10" (2.34m x 1.78m) White suite comprising shower cubicle with electric shower, wash hand basin, w.c., fully tiled walls, shelved hotpress

Outside

Front garden laid in lawn

Concrete driveway

Enclosed rear yard with storage shed

