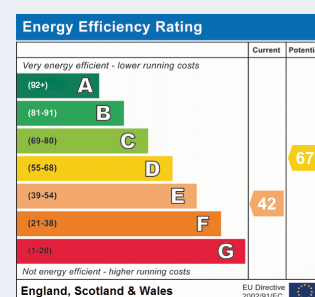


**Semi Detached Villa With Large Garage  
In A Sought After Area Convenient To Schools & Shops  
Ideal For First Time Buyers Or Investors  
In Need Of Some Modernisation**



**82 Brownstown Road, Portadown, Co Armagh BT62 3PZ**

- Entrance hall
- Lounge with tiled fireplace
- Family room
- Kitchen
- Three bedrooms
- Bathroom with bath and shower
- Floored roofspace
- PVC double glazed windows
- Oil fired heating
- Garden front & rear
- Tarmac drive & parking area
- Large garage



## PRICE GUIDE £120,000

*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*





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#### Front Porch

3' 8" x 3' 0" (1.12m x 0.91m) Mahogany front door with glazed panel, tiled floor, glazed door to entrance hall

#### Entrance Hall

12' 4" x 7' 7" (3.76m x 2.31m) Under stairs storage cupboard, cloaks cupboard

#### Lounge

14' 0" x 12' 7" (4.27m x 3.84m) Tiled fireplace, ceiling corniced, bay window

#### Family Room

12' 8" x 12' 0" (3.86m x 3.66m) Tiled fireplace with glass fronted fire (not tested)

#### Kitchen

10' 5" x 7' 7" (3.17m x 2.31m) High & low level units, display cabinet, lift up breakfast bar, 1½ bowl stainless steel sink, cooker, extractor fan, fridge, dishwasher, partially tiled walls, tiled floor

#### 1st Floor

##### Bedroom 1

12' 0" x 11' 4" (3.66m x 3.45m) Wall length built-in unit comprising wardrobes, drawers & high level cupboards

##### Bedroom 2

12' 0" x 10' 9" (3.66m x 3.28m) Wall length built-in unit comprising wardrobes, drawers and high level cupboards

##### Bedroom 3

8' 10" x 8' 2" (2.69m x 2.49m)

#### Bathroom

8' 2" x 8' 1" (2.49m x 2.46m) White suite comprising panelled bath, wash hand basin, w.c., corner shower cubicle, partially tiled walls, Hot press

#### Roof Space

13' 7" x 12' 7" (4.14m x 3.84m) The roof space is floored and carpeted with a velux type window (suitable for light storage only)

#### Rear Yard

19' 0" x 2' 10" (5.79m x 0.86m) Perspex roof, outside w.c

#### Utility Room

12' 4" x 5' 6" (3.76m x 1.68m) Low level unit, stainless steel sink, plumbed for washing machine, door to garage

#### Garage

32' 2" x 10' 4" (9.80m x 3.15m) Up & over door, space for a car at the front and a works area or store at the rear

#### Outside

Wall and railings at front, shrub bed at front planted with shrubs and laid with stones

Tarmac drive and parking area

Rear garden laid in lawn with patio area

