

**Superb Mid Terrace Town House  
In Excellent Decorative Order  
Located In A Sought After Area  
Convenient To Schools, And Craigavon Area Hospital**

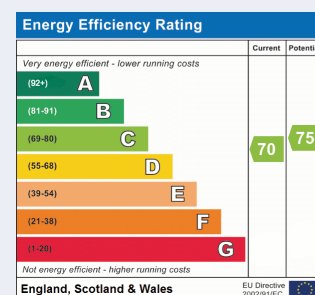


**50 Bocombra Hill, Portadown, Co Armagh BT63 5SA**

- Entrance hall with downstairs w.c
- Lounge with ornamental fireplace
- Walnut effect shaker style kitchen with built in oven and hob
- Dining area with patio doors
- Three spacious bedrooms (Master with En-Suite)
- Bathroom with white suite
- PVC double glazed windows
- Oil fired heating
- Brick paved parking area at front
- Attractive garden at rear with garden shed
- Viewing recommended

**PRICE GUIDE £162,500**

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**Entrance hall**  
17' 3" x 3' 6" (5.26m x 1.07m) Pvc front door, solid oak floor

**W.c**  
5' 10" x 2' 10" (1.78m x 0.86m) W.c., wash hand basin, solid oak floor

**Lounge**  
16' 9" x 10' 7" (5.11m x 3.23m) Hole in the wall with feature fireplace with reclaimed beam mantle, granite hearth, solid oak floor

**Kitchen**  
18' 0" x 10' 3" (5.49m x 3.12m) Walnut effect shaker style kitchen with high & low level units, built in oven, hob, extractor fan, dishwasher, plumbed for washing machine, partially tiled walls, tiled floor open plan to dining area with patio doors

**1st Floor Landing Hot Press**

**Bedroom 1**  
14' 3" x 12' 5" (4.34m x 3.78m)

**Ensuite**  
10' 8" x 3' 10" (3.25m x 1.17m) White suite comprising large walk in shower, wash hand basin, w.c., fully tiled walls, tiled floor

**Bedroom 2**  
14' 4" x 10' 6" (4.37m x 3.20m)

**Bedroom 3**  
7' 9" x 7' 3" (2.36m x 2.21m)

**Bathroom**  
7' 2" x 7' 2" (2.18m x 2.18m) White suite comprising bath with shower, wash hand basin, w.c., fully tiled walls, tiled floor

**Outside**  
Brick paved parking area at front  
Enclosed rear garden with lawn, patio and pebbled area  
Garden shed

