



Spacious Two Bedroom First Floor Flat With Garden At Rear Concrete Parking Area At Front



151 Westland Road, Portadown, Co Armagh BT62 4DN

- Entrance hall
- Lounge
- Kitchen with dining area
- Two bedrooms
- Shower room
- PVC double glazed windows
- Economy 7 heating
- Concrete parking area
- Garden with shed at rear

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	47	61
(21-38)	F		
(1-20)	G		
Not energy efficient - higher running costs			
England, Scotland & Wales			
EU Directive 2002/91/EC			

PRICE GUIDE £79,500

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Entrance hall
8' 4" x 3' 5" (2.54m x 1.04m) PVC front door

1st Floor Landing
19' 9" x 3' 3" (6.02m x 0.99m)

Storage Cupboard

Lounge
15' 10" x 11' 0" (4.83m x 3.35m)

Kitchen
16' 0" x 7' 9" (4.88m x 2.36m) High & low level units, stainless steel sink, plumbed for washing machine, built-in oven, hob, extractor fan, partially tiled walls, dining area

Bedroom 1
11' 0" x 10' 7" (3.35m x 3.23m)

Bedroom 2
10' 9" x 9' 0" (3.28m x 2.74m)

Shower Room
8' 9" x 7' 6" (2.67m x 2.29m) White suite comprising disabled friendly shower, wash hand basin, w.c., partially tiled walls, Hot press

Outside
Concrete parking area at front
Block built store
Garden laid in lawn with patio area, garden shed

