



**Detached Period Bungalow With Double Garage
Three Bedrooms (2 Downstairs & 1 Upstairs)
In Need Of Some Modernisation And Decoration
(Due To Water Damage Caused By A Burst Pipe - Now Fixed)
Located In An Extremely Sought After Area**

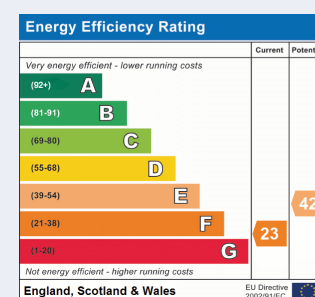


53 Killycomain Road, Portadown, Co Armagh BT63 5BX

- Entrance hall
- Lounge with sandstone fireplace
- Family room with sandstone fireplace
- Kitchen with high and low level units
- Three bedrooms
- Bathroom with bath and shower cubicle
- PVC double glazed windows
- Oil fired heating
- Enclosed, covered in yard at rear
- Double garage (accessed of Margretta Park)
- Elaborate zoned heating system
- Space to park boat, caravan or motorhome

PRICE GUIDE £150,000

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Entrance Hall

16' 5" x 5' 8" (5.00m x 1.73m) Composite front door, open tread staircase

Hot Press

5' 2" x 4' 5" (1.57m x 1.35m)

Lounge

13' 0" x 11' 0" (3.96m x 3.35m) Sandstone fireplace with granite inset bay window

Family Room

11' 0" x 13' 0" (3.35m x 3.96m) Sandstone fireplace with granite inset, back boiler (not tested) 2 built in cupboards (one cupboard houses the numerous fuse boards)

Kitchen

12' 4" x 8' 9" (3.76m x 2.67m) High & low level units, 1½ bowl stainless steel sink, cooker, extractor fan, breakfast bar, partially tiled walls, tiled floor

Bedroom 1

11' 0" x 9' 0" (3.35m x 2.74m) Bay window, built in wardrobe

Bedroom 2

10' 0" x 8' 8" (3.05m x 2.64m) Built in wardrobes and drawers

Bathroom

9' 0" x 6' 0" (2.74m x 1.83m) White suite comprising panelled bath with shower, wash hand basin with vanity unit, w.c., corner shower cubicle, fully tiled walls, tiled floor

1st floor

Landing

Bedroom 3

11' 0" x 10' 2" (3.35m x 3.10m)

Roof space

11' 0" x 11' 0" (3.35m x 3.35m) Water tank

Store

Utility Room

5' 7" x 2' 10" (1.70m x 0.86m) Plumbed for washing machine, wash hand basin

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5' 7" x 2' 10" (1.70m x 0.86m) Plumbed for washing machine, wash hand basin

Outside

Hedge at front

Front garden

Enclosed, covered in yard at rear

Store

Gate to side

2 sets of gates opening onto Margretta Park, one leads to double pre-fabricated garage (17'5" x 15'8") up and over door

The second leads to concrete parking area, ideal for boat, caravan or motorhome

