



Three Bedroom Semi Detached Villa With Utility Room Extension On A Corner Site Convenient To Town Well Maintained But Could Be Modernised



41 Dorchester Park, Portadown, Co Armagh BT62 3EB

- Entrance hall
- Lounge with fireplace
- Dining room
- Oak effect kitchen
- Large utility room
- Downstairs w.c.
- Three bedrooms
- Bathroom with white suite
- PVC double glazed windows
- Oil fired central heating
- Concrete parking area with carport
- Front & side garden in lawn

Energy Efficiency Rating	
Very energy efficient - lower running costs	Current Potential
(92+) A	
(81-91) B	
(69-80) C	
(55-68) D	62
(39-54) E	
(21-38) F	28
(1-20) G	
Not energy efficient - higher running costs	
England, Scotland & Wales	
EU Directive 2002/91/EC	

PRICE GUIDE £119,500

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Three Bedroom Semi Detached Villa With Utility Room Extension

On A Corner Site Convenient To Town

Well Maintained But Could Be Modernised

Entrance Hall

13' 0" x 5' 10" (3.96m x 1.78m) Single glazed front door and side screen under stairs storage cupboard

Lounge

12' 7" x 12' 0" (3.84m x 3.66m) Ornamental stone fireplace and corner console, open plan to dining room

Dining Room

9' 5" x 8' 6" (2.87m x 2.59m)

Kitchen

9' 7" x 9' 0" (2.92m x 2.74m) Oak effect kitchen with high and low level units, stainless steel sink, fully tiled walls, tiled floor, larder

Utility Room

10' 5" x 10' 3" (3.17m x 3.12m) High & low level units, stainless steel sink, plumbed for washing machine, tiled floor, back door

W.c

5' 2" x 2' 7" (1.57m x 0.79m) W.c & wash hand basin, tiled floor, tiled walls

1st floor

Bedroom 1

12' 8" x 9' 7" (3.86m x 2.92m) Wall length unit comprising wardrobes & drawers

Bedroom 2

10' 3" x 9' 0" (3.12m x 2.74m)

Bedroom 3

9' 5" x 8' 6" (2.87m x 2.59m) Built in wardrobe

Bathroom

7' 10" x 5' 10" (2.39m x 1.78m) White suite comprising bath with shower, wash hand basin, w..c, fully tiled walls, Hot press

Outside

Wall at front and side, lawn at front and side

Rear garden laid in concrete with raised flower bed

Gates at side leading to concrete parking area with carport and shed

Covered in bin storage area

