



**Three Bedroom Semi Detached House
In Excellent Decorative Order
End Of Cul de Sac Position In A Semi Rural Location**



53 Brookvale Crescent, Portadown, Co Armagh BT62 3GJ

- Entrance hall
- Lounge with multi fuel stove
- Shaker style kitchen with built-in appliances
- Dining area
- Utility room and downstairs w.c
- Three bedrooms (master with en-suite)
- Bathroom with white suite
- PVC double glazed windows
- Oil fired heating
- Private garden at rear

PRICE GUIDE £150,000

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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		
(21-38)	F		
(1-20)	G		
Not energy efficient - higher running costs			
England, Scotland & Wales		81	81
		EU Directive 2002/91/EC	



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Entrance hall

7' 5" x 3' 4" (2.26m x 1.02m) Composite front door, wood effect tiles on floor

Lounge

17' 8" x 13' 9" (5.38m x 4.19m) Hole in the wall fireplace with multi-fuel stove, wood effect tiles on floor

Kitchen

13' 9" x 12' 5" (4.19m x 3.78m) Grey coloured shaker style kitchen with high & low level units, built in oven, hob, extractor fan, American style fridge freezer, dishwasher, stainless steel sink, partially tiled walls, wood effect tiled floor, dining area

W.c

8' 2" x 3' 4" (2.49m x 1.02m) W.c & wash hand basin, wood effect tiled floor

Rear Hall/Utility Room

6' 0" x 4' 4" (1.83m x 1.32m) Work surface, plumbed for washing machine, wood effect tiled floor, PVC double glazed back door

1st floor landing

Hotpress

Bedroom 1

10' 7" x 10' 3" (3.23m x 3.12m)

En-suite

8' 0" x 3' 3" (2.44m x 0.99m) White suite comprising large walk-in shower, wash hand basin, w.c., partially tiled walls, tiled floor

Bedroom 2

13' 3" x 9' 0" (4.04m x 2.74m)

Bedroom 3

9' 9" x 8' 3" (2.97m x 2.51m)

Bathroom

7' 2" x 7' 1" (2.18m x 2.16m) White suite comprising shower bath with electric shower, wash hand basin, w.c., partially tiled walls, tiled floor

Outside

Front garden laid in lawn

Private rear garden with patio area and lawn

