



**Extended Three Bedroom Semi Detached House
Giving Extra Space In the Family room
And The Addition Of A Utility Room As Well
Ideal Family Home In A Popular Area**

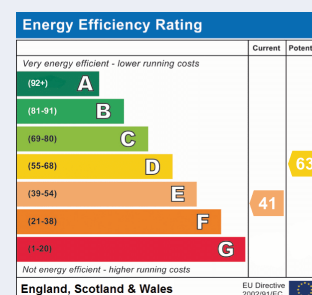


35 Dorchester Park, Portadown, Co Armagh BT62 3EA

- Front porch
- Entrance hall
- Lounge with pine fireplace
- Family room with marble fireplace
- Kitchen with high & low level units
- Utility room
- Three bedrooms (2 with built-in wardrobes)
- Shower room with modern white suite
- PVC double glazed windows
- Oil fired heating
- Garage
- Rear garden laid in lawn

PRICE GUIDE £125,000

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Front Porch

6' 0" x 2' 10" (1.83m x 0.86m) PVC double glazed front door and side screen glazed door to entrance hall

Entrance Hall

9' 5" x 7' 1" (2.87m x 2.16m) Under stairs storage cupboard

Lounge

12' 4" x 11' 1" (3.76m x 3.38m) Fireplace with pine surround, ceiling corniced

Family Room

17' 2" x 10' 5" (5.23m x 3.17m) Marble fireplace with mahogany surround, laminate floor

Kitchen

10' 7" x 9' 0" (3.23m x 2.74m) High & low level units, twin circular stainless steel sink, cooker, extractor fan, dishwasher, fridge, partially tiled walls, tiled floor

Utility Room

9' 0" x 5' 1" (2.74m x 1.55m) High & low level units, washing machine, freezer, partially tiled walls, tiled floor, PVC double glazed back door

1st Floor

Bedroom 1

11' 0" x 8' 8" (3.35m x 2.64m) Wall length built-in wardrobes

Bedroom 2

11' 0" x 10' 0" (3.35m x 3.05m) Wall length built-in wardrobes

Bedroom 3

8' 8" x 8' 2" (2.64m x 2.49m) Laminate floor

Shower Room

7' 6" x 7' 6" (2.29m x 2.29m) Modern white suite comprising large corner shower cubicle with panelled walls, wash hand basin, w.c., tiled walls, laminate floor, Hot press, access to floored roof space with slingsby type ladder. Floored roof space (suitable for light storage only)

Outside

Wall at front, low maintenance front garden

Tarmac driveway

Enclosed rear garden laid in lawn with patio area

Garage with up and over door



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