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APEX
PROPERTY AGENCY

FOR SALE
2 HILLSIDE CRESCENT
PORTADOWN
BT63 5JB



Four bedroom detached bungalow
OFFERS AROUND £242,500
Viewing strictly by appointment only



Number 2 is a charming bright and spacious four bedroom chalet bungalow, nestled in the quiet and popular residential area of Hillside Crescent in Portadown. The property is ideally located close to schools, shops, all local amenities and is a short walk to Craigavon area hospital. As well as providing easy access for those who commute for work or school, with motorway and transport links nearby. Internally, this stunning property comprises hallway, living room with multi fuel stove, family room, dining room, kitchen, bathroom and two spacious bedrooms complete the ground floor. Two well proportioned bedrooms and bathroom on the first floor. Externally the property boasts low maintenance front garden with bedding areas and spacious concrete driveway providing ample off street parking. Prefab garage with roller door and carport. Fully enclosed low maintenance paved rear garden with bedding areas surrounded by timber fencing. Rarely do properties in this residential area come up for sale, therefore early viewing via the selling agent is highly recommended in order to fully appreciate what this beautiful home has to offer.

ACCOMMODATION

HALLWAY:

White pvc entrance door with arc glazed panel and glazed side panels leading to hallway. Enclosed shelved hot press with cupboard above, double panel radiator and ceramic tile flooring.



LIVING ROOM:

15' 6" x 12' 9" (4.72m x 3.89m)

Front aspect living room with multi fuel stove in feature fireplace, double and single panel radiator, vertical blinds and laminate flooring.





FAMILY ROOM:

13' 9" x 10' 9" (4.19m x 3.28m)

Rear aspect family room with feature fireplace, space for electric fire, double panel radiator, vertical blinds and solid wood flooring.



KITCHEN:

11' 0" x 10' 2" (3.35m x 3.1m)

An excellent range of high and low level cupboards and drawers, 1.5 stainless steel sink bowls and drainer, space for cooker, under counter fridge, washing machine and dishwasher. Pull out extractor fan, double panel radiator, part tiled walls and ceramic tile flooring, pine ceiling and recess downlighting. White pvc door to rear of property.





DINING ROOM:

11' 6" x 7' 6" (3.51m x 2.29m)

Front aspect dining room with double glazed doors, single panel radiator, vertical blinds and vinyl flooring.



BATHROOM:

10' 3" x 6' 3" (3.12m x 1.91m) (At furthest points)

Three piece white suite comprising shower cubicle with Mira electric shower and folding glazed panel, pedestal wash hand basin and wc. Wall mounted cupboard, single panel radiator, recess downlighting, pine ceiling, ceramic tiled walls and flooring.



BEDROOM (1):

13' 8" x 8' 2" (4.17m x 2.49m)

Rear aspect double bedroom, vertical blinds and laminate flooring. White pvc door leading to rear of property.



BEDROOM (2):

11' 6" x 11' 2" (3.51m x 3.4m)

Front aspect double bedroom, double panel radiator, vertical blinds and vinyl flooring.





LANDING:

Mahogany spindle staircase leading to landing with carpet flooring.



BEDROOM (3):

13' 3" x 11' 0" (4.04m x 3.35m)

Side aspect double bedroom with eaves storage, double panel radiator and vinyl flooring.





BEDROOM (4):

13' 10" x 11' 0" (4.22m x 3.35m)

Side aspect double bedroom with eaves storage, velux window with perfect fit blackout blind, double panel radiator and laminate flooring.



BATHROOM:

11' 0" x 5' 1" (3.35m x 1.55m)

Three piece white suite comprising shower cubicle with Mira electric shower and swivel glazed panel, wash hand basin embedded in pine vanity unit and wc. Velux window, double panel radiator, pine ceiling, recessed downlighting and vinyl flooring.



OUTSIDE:

Fully enclosed low maintenance private and spacious paved rear garden with bedding areas, surrounded by timber fencing, summer house, shed and water tap. Gate to side of property. Low maintenance front garden with bedding areas, paved path to side of property. Prefab garage with roller door and carport. Concrete driveway providing ample off street parking.





Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C		
55-68	D	60 D	64 D
39-54	E		
21-38	F		
1-20	G		

EPC Certificate Number: 1434-2926-8300-0243-7226

SPECIAL FEATURES:

- Four bedroom detached bungalow approx. 1464 sq. ft.
- Bright and spacious home boasting four well proportioned bedrooms and three reception rooms
- Living room with multi fuel stove
- Two downstairs and two upstairs bedrooms
- Kitchen with space for cooker, washing machine and dishwasher
- Two bathrooms on ground and first floor
- Fully enclosed private rear garden
- Prefab garage with roller door and carport
- Oil fired central heating
- Popular residential location
- Close proximity to all local amenities
- Within walking distance to Craigavon area hospital
- EPC - D rating
- Rates: £1,314.17 per year

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