

# FOR SALE

## 12 Hanover Street

## Portadown

## BT62 3ER

Three Bedroom Terraced House  
Offers in the region of : £72,500

Viewing strictly by appointment only



**TERRACED HOUSE**

Bedroom	3
Reception	1
Bathroom	1



Three bedroom mid terraced property within walking distance to town centre

12 Hanover Street, Portadown is a three bedroom mid terrace property. Internal accommodation consists of living room, kitchen diner family bathroom and three bedrooms. Whilst the property would benefit from some modernisation, the earning potential is excellent with rental properties in this area in high demand.

### Opening Times

Monday to Friday 9:00am - 5.30pm  
Saturday 10:00am - 12.00pm  
Sunday Closed  
Open during lunchtime

**028 3833 1111**

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2 West Street, Portadown, BT62 3PD



## ENTRANCE HALL

Solid wood entrance door. Single panel radiator.

## LIVING ROOM

2.64m x 6.5m (8' 8" x 21' 4")

Dual aspect reception room. Marble surround fireplace. Storage closet under stairs.

## KIITCHEN DINER

2.48m x 4.67m (8' 2" x 15' 4")

Range of high and low level kitchen units. Tiled flooring and partial wall tiling. Stainless steel sink and drainage unit. Wood door with glazed panel giving access to rear yard.

## FIRST FLOOR

## REAR LANDING

Storage closet with gas boiler.

## BATHROOM

2.32m x 2.41m (7' 7" x 7' 11")

Panel bath with electric shower above. Close coupled WC and wash hand basin with pedestal. Single panel radiator. Wood effect vinyl flooring.

## BEDROOM ONE

3.96m x 3.14m (13' 0" x 10' 4")

Front aspect double bedroom. Double panel radiator.

## BEDROOM TWO

2.3m x 3.17m (7' 7" x 10' 5")

Rear aspect bedroom. Single panel radiator.

## SECOND FLOOR

## BEDROOM THREE

3.96m x 4.33m (13' 0" x 14' 2")

Rear aspect double bedroom. Single panel radiator.



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