



**Detached Property Offering Excellent Family Accommodation**  
**Located In A Sought After Scenic Rural Area**  
**Spacious Garage With Play Room Above**  
**Mature Site Extending to Around 3/4 Acre**

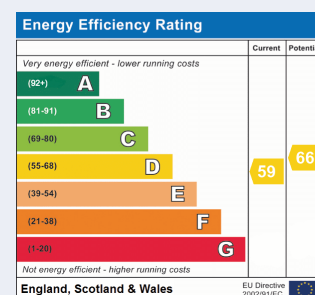


**71 Glenbank Road, Portadown, Co Armagh BT62 3SW**

- Entrance hall with downstairs w.c
- Lounge with sandstone fireplace
- Study
- Family room with freestanding stove
- Luxury kitchen with granite work surfaces
- Oil fired Rayburn range
- Utility room
- Conservatory
- Four bedrooms (master with en-suite)
- Bathroom with bath and shower cubicle
- PVC double glazed windows
- Oil fired central heating
- Double garage with loft above
- Spacious mature gardens

**PRICE GUIDE £350,000**

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This fine property is located in a popular rural area on the Glenbank Road, which runs from the Markethill Road to the Artabrackagh Road. Number 71 is the first house on the left, when approached from the Markethill Road. It is convenient to Portadown, Tandragee, Armagh, Newry and local amenities like 'Sally McNallys' restaurant and Derryhale Primary School.

The property offers excellent family accommodation boasting four bedrooms upstairs and an attractive kitchen which is open plan to the family room with its feature free-standing stove. Whilst there is a study in the house, the loft above the garage would make a great home office or alternatively a great space for teenagers to hang out.

For an internal viewing contact The Property Spot.

#### Entrance Hall

16' 8" x 8' 1" (5.08m x 2.46m) Panelled front door, tiled floor

#### W.c

6' 7" x 2' 10" (2.01m x 0.86m) W.c., wash hand basin with vanity cupboard, fully tiled walls, tiled floor

#### Lounge

18' 9" x 11' 9" (5.71m x 3.58m) Sandstone fireplace with granite inset and hearth, 'Morso' stove, solid oak floor

#### Study

11' 0" x 7' 7" (3.35m x 2.31m) Solid oak floor

#### Family Room

19' 5" x 11' 9" (5.92m x 3.58m) Free standing stove with feature tiled wall behind, tiled floor, patio doors to conservatory, open plan to kitchen

#### Kitchen

15' 0" x 12' 0" (4.57m x 3.66m) Luxury cream coloured kitchen with high & low level units, central island with breakfast bar, 1½ bowl stainless steel sink, 'Quooker' hot water tap, low level units, built in oil fired 'Rayburn' stove, 4 ring gas hob, electric oven, microwave, dishwasher, granite worktops, tiled floor

#### Utility Room

11' 3" x 5' 6" (3.43m x 1.68m) Low level units, broom cupboard, stainless steel sink, plumbed for washing machine, partially tiled walls, tiled floor

#### Conservatory

12' 8" x 12' 6" (3.86m x 3.81m) Tiled floor, patio doors

#### 1st floor landing

Hot press

#### Bedroom 1

13' 4" x 11' 0" (4.06m x 3.35m) Built-in 'mirror robe', laminate floor

#### En-suite

7' 8" x 5' 5" (2.34m x 1.65m) Modern white suite comprising large walk-in shower, wash hand basin with vanity unit, w.c., fully tiled walls, tiled floor

#### Bedroom 2

12' 8" x 11' 0" (3.86m x 3.35m) Laminate floor

#### Bedroom 3

11' 10" x 13' 7" (3.61m x 4.14m)

#### Bedroom 4

14' 5" x 10' 2" (4.39m x 3.10m) Built-in units comprising wardrobes, drawers, high level cupboards, desk

#### Bathroom

9' 8" x 8' 10" (2.95m x 2.69m) White suite comprising panelled bath, wash hand basin with 2 vanity drawers and cupboard, w.c., larger corner shower cubicle, fully tiled walls, tiled floor

#### Outside

Fence at front

Front garden laid in lawn with shrub beds

Tarmac drive and parking area at rear

#### Rear Garden

Patio area at rear with covered in entertainment area

Rear garden laid in lawn

#### Garage

26' 7" x 24' 0" (8.10m x 7.32m) Remote controlled roller door, w.c., & wash hand basin

1st floor 27' 0" x 12' 0" (8.23m x 3.66m)

