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APEX
PROPERTY AGENCY

FOR SALE
19 OAKWOOD PLACE
PORTADOWN
BT62 3HN



Four bedroom mid terrace

OFFERS AROUND £79,950

Viewing strictly by appointment only



Number 19 is a fantastic opportunity to acquire a four bedroom mid terrace home situated in Oakwood Place, Portadown. Brimming with potential, this property requires some renovation and modernisation and offers a vast opportunity for those looking a project, to create your perfect home or increase your rental portfolio. The property is conveniently located near to Portadown town centre, close to primary and secondary schools, shops and all local amenities. Internally the property comprises hallway, living room, kitchen and bathroom on the ground floor with four well proportioned bedrooms completing the first floor. Externally the property boasts fully enclosed rear garden with pebbled area surrounded by timber fencing. Front garden laid in lawn surrounded by timber fencing. This super property will appeal to a wide range of viewers and high interest is expected, therefore early viewing via the selling agent is highly recommended in order to fully appreciate what this home has to offer.

ACCOMMODATION

HALLWAY:

White entrance door with glazed panel leading to hallway, single panel radiator and laminate flooring.



LIVING ROOM:

12' 8" x 12' 6" (3.86m x 3.81m)

Front aspect living room with glass front fire in feature fireplace, enclosed storage cupboard, double panel radiator, vertical blinds and laminate flooring.



KITCHEN:

10' 0" x 7' 5" (3.05m x 2.26m)

A range of kitchen units, stainless steel sink and drainer, space for cooker and washing machine, double panel radiator and vertical blinds. Part glazed door to rear of property.



BATHROOM:

7' 2" x 6' 0" (2.18m x 1.83m)

Three piece white suite comprising panelled bath with electric shower and glazed swivel door, pedestal wash hand basin and wc. Part tiled walls, pvc ceiling panelling and extractor fan. Single panel radiator, vertical blinds and ceramic tile flooring.





LANDING:

Carpet flooring, access to roof space.

BEDROOM (1):

12' 8" x 7' 7" (3.86m x 2.31m)

Rear aspect double bedroom, single panel radiator, vertical blinds and carpet flooring.



BEDROOM (2):

11' 1" x 10' 7" (3.38m x 3.23m) (at furthest points)

Rear aspect double bedroom, single panel radiator and carpet flooring.



BEDROOM (3):

13' 7" x 9' 4" (4.14m x 2.84m)

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

**BEDROOM (4):**

9' 4" x 6' 5" (2.84m x 1.96m)

Front aspect single bedroom with enclosed storage cupboard, vertical blinds and carpet flooring.

**OUTSIDE:**

Front garden laid in lawn surrounded by wall and timber fencing, concrete path to front of property. Fully enclosed low maintenance rear garden with concrete and pebble area surrounded by timber fencing. Timber gate leading to front of property, shed and water tap. On street parking in cul de sac to front of property.



Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C		74 C
55-68	D	62 D	
39-54	E		
21-38	F		
1-20	G		

EPC Certificate Number: 2534-5523-6400-0149-0276

SPECIAL FEATURES:

- Four bedroom mid terrace approx. 1011 sq. ft.
- Requires some renovation and modernisation
- Brimming with potential to create a family home or increase rental portfolio
- Front aspect living room
- Downstairs bathroom
- Four well proportioned bedrooms
- Low maintenance fully enclosed rear garden
- Front garden laid in lawn
- Cul de sac position
- Parking to front of property
- Short distance to Portadown town centre
- Ideally located close to schools, shops and local amenities
- Oil fired central heating
- Chain free
- Rates: £505.45
- EPC - D

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