



## Three Bedroom Semi Detached House In Need Of Modernisation Located In A Much Sought After Area



6 Dorchester Park, Portadown, Co Armagh BT62 3EA

- Entrance hall
- Lounge with tiled fireplace
- Family room with tiled fireplace
- Kitchen
- Utility room
- Downstairs shower with w.c
- Three bedrooms
- Bathroom with green coloured suite
- Pvc double glazed windows
- No heating (except two radiators)
- Attached garage
- Front & side garden in lawn
- Small paved rear garden

PRICE GUIDE £110,000

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Energy Efficiency Rating	
Very energy efficient - lower running costs	Current Potential
(92+)	A
(81-91)	B
(69-80)	C
(55-68)	D
(39-54)	E
(21-38)	F
(1-20)	G
Not energy efficient - higher running costs	
England, Scotland & Wales	EU Directive 2002/91/EC





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#### Front Porch

6' 0" x 2' 9" (1.83m x 0.84m) Pvc front door and matching side screen. Glazed door to Entrance Hall.

#### Entrance Hall

12' 2" x 7' 0" (3.71m x 2.13m) Under stairs storage cupboard

#### Lounge

12' 7" x 11' 0" (3.84m x 3.35m) Tiled fireplace

#### Family Room

11' 0" x 10' 7" (3.35m x 3.23m) Tiled fireplace

#### Kitchen

8' 10" x 7' 8" (2.69m x 2.34m) High and low level units, stainless steel sink, larder

#### Utility room

9' 7" x 6' 4" (2.92m x 1.93m) High and low level units, stainless steel sink

#### Rear Hall

10' 3" x 3' 5" (3.12m x 1.04m)

#### W.C.,

5' 4" x 5' 2" (1.63m x 1.57m) W.c., wash hand basin, partially tiled walls, tiled floor

#### Shower Room

5' 5" x 5' 2" (1.65m x 1.57m) Shower cubicle, fully tiled walls, tiled floor

#### 1st Floor

#### Bedroom 1

11' 3" x 11' 2" (3.43m x 3.40m)

#### Bedroom 2

12' 0" x 11' 0" (3.66m x 3.35m)

#### Bedroom 3

8' 7" x 8' 4" (2.62m x 2.54m) Built in wardrobe

#### Bathroom

7' 7" x 7' 7" (2.31m x 2.31m) Green coloured suite comprising panelled bath, wash hand basin, w.c., fully tiled walls, Hotpress

#### Outside

Hedge at the front, front garden laid in lawn

Tarmac driveway

Enclosed, paved rear garden

