



**Three Bedroom Detached Bungalow
Located In A Sought After Area
Views Over Fields At Rear**



42 Brook Road, Portadown, Co Armagh BT62 3LT

- Entrance hall
- Lounge with marble fireplace
- Spacious kitchen with appliances
- Dining area
- Three bedrooms
- Bathroom with bath and corner shower cubicle
- PVC double glazed windows
- Oil fired heating
- Gardens laid in lawn
- Brick paved drive
- Space for caravan or motor home

PRICE GUIDE £190,000

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Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92+)	A		
(81-91)	B		
(69-80)	C		
(55-68)	D	61	64
(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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Entrance hall

17' 6" x 6' 0" (5.33m x 1.83m) PVC front door, cloaks cupboard, Hot press

Lounge

16' 7" x 13' 10" (5.05m x 4.22m) Marble fireplace with mahogany surround and inset stove, bay window, ceiling corniced

Kitchen

14' 0" x 13' 8" (4.27m x 4.17m) High & low level units, display cabinet, built-in oven, hob, extractor fan, microwave, fridge/freezer, washing machine, 1½ bowl stainless sink, partially tiled walls, dining area

Bedroom 1

15' 9" x 10' 7" (4.80m x 3.23m)

Bedroom 2

11' 8" x 9' 10" (3.56m x 3.00m) Built in wardrobes

Bedroom 3

10' 2" x 10' 0" (3.10m x 3.05m)

Bathroom

8' 0" x 7' 10" (2.44m x 2.39m) White suite comprising panelled bath with hand held shower, wash hand basin, w.c., corner shower cubicle, partially tiled walls, tiled floor

Outside

Brick paved drive with concrete parking area (ideal for caravan or trailer)

Front garden laid in lawn with shrub bed

Enclosed rear garden laid in lawn with patio area, 2 garden sheds, views over fields at rear

