

**Spacious Three Bedroom Semi Detached House
In A Small Cul de Sac Off The Mahon Road
Ideal For First Time Buyers Or Investors**



4 Willow Drive, Portadown, Co Armagh BT62 3SD



- Entrance hall
- Downstairs w.c
- Lounge with sandstone fireplace
- Kitchen with dining area
- Utility room
- Three bedrooms (master with ensuite)
- Bathroom with bath and corner shower
- PVC double glazed windows
- Oil fired heating
- Garden front & rear

PRICE GUIDE £145,000

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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	63	69
(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' 5" (5.33m x 1.96m) PVC front door, laminate floor

W.c

6' 5" x 3' 0" (1.96m x 0.91m) W.c & wash hand basin, tiled floor

Lounge

14' 0" x 11' 3" (4.27m x 3.43m) Sandstone fireplace, laminate floor glazed double doors to kitchen

Kitchen

15' 0" x 11' 2" (4.57m x 3.40m) Oak effect kitchen with high & low level units, built-in oven, hob, extractor fan, 1½ bowl stainless steel sink, partially tiled walls, tiled floor, dining area

Utility Room

7' 5" x 6' 5" (2.26m x 1.96m) Low level unit, stainless steel sink, plumbed for washing machine, tiled floor

1st Floor landing

Hot press

Bedroom 1

11' 2" x 10' 6" (3.40m x 3.20m) Laminate floor

En-suite

6' 2" x 5' 4" (1.88m x 1.63m) White suite comprising corner shower cubicle, wash hand basin, w.c., fully tiled walls, tiled floor

Bedroom 2

12' 8" x 10' 4" (3.86m x 3.15m) Laminate floor

Bedroom 3

10' 0" x 7' 4" (3.05m x 2.24m)

Bathroom

8' 3" x 6' 5" (2.51m x 1.96m) White suite comprising panelled bath, wash hand basin, w.c., corner shower cubicle with tiled walls, ½ tiled walls

Outside

Front garden laid in lawn

Rear garden laid in lawn

Tarmac drive

