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APEX
PROPERTY AGENCY

FOR SALE
4 DERAMORE DRIVE
PORTADOWN
BT62 3HH



Four bedroom mid terrace

OFFERS AROUND £79,950

Viewing strictly by appointment only



Number 4 is a fantastic opportunity to acquire a four bedroom mid terrace home situated in Deramore Drive, 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 bedding areas surrounded by timber fencing. Low maintenance pebbled front garden with access to rear garden. 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 leading to hallway, double panel radiator and laminate flooring.



LIVING ROOM:

12' 8" x 12' 7" (3.86m x 3.84m)

Front aspect living room with electric fire inset in feature fireplace, double panel radiator and laminate flooring.





KITCHEN:

12' 6" x 7' 6" (3.81m x 2.29m)

A range of high and low level cupboards and drawers, 1.5 stainless steel sink bowls and drainer, space for cooker, fridge/freezer and washing machine. Pull out extractor fan, part tiled walls, double panel radiator and tile flooring. Space for table and chairs. Part glazed door to rear garden.





BATHROOM:

7' 5" x 5' 0" (2.26m x 1.52m)

Three piece white suite comprising panelled bath, pedestal wash hand basin and wc. Double panel radiator and part tiled walls.



BEDROOM (1):

9' 6" x 6' 5" (2.9m x 1.96m)

Front aspect single bedroom with built in wardrobe, single panel radiator and carpet flooring.



BEDROOM (2):

13' 7" x 9' 5" (4.14m x 2.87m)

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





BEDROOM (3):

11' 1" x 10' 8" (3.38m x 3.25m) (at furthest points)

Rear aspect double bedroom with built in wardrobe, single panel radiator and carpet flooring.



BEDROOM (4):

12' 6" x 7' 6" (3.81m x 2.29m)

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



OUTSIDE:

Paved rear garden with bedding areas and trees surrounded by timber fencing. Shed and access gate to front of property.





Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C		75 C
55-68	D	58 D	
39-54	E		
21-38	F		
1-20	G		

EPC Certificate Number: 2890-3042-4201-7384-1204

SPECIAL FEATURES:

- Four bedroom mid terrace home 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 with electric fire inset in feature fireplace
- Downstairs bathroom
- Four well proportioned bedrooms
- Fully enclosed rear garden
- Short distance to Portadown town centre
- Ideally located close to schools, shops and local amenities
- Chain free
- Rates: £515.56
- EPC - D

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