



Detached Period Bungalow On A Corner Site  
In Need Of Modernisation  
Convenient To Town Centre  
'Cash Buyer Preferred'



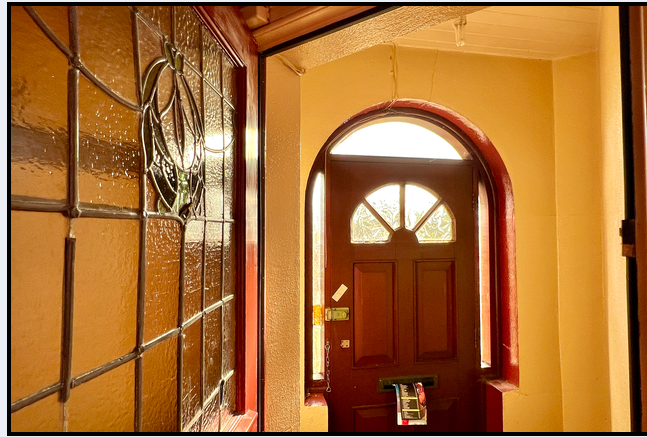
9a Arthur Avenue, Portadown, Co Armagh BT62 3EY

- Entrance hall
- Lounge with tiled fireplace
- Family room
- Kitchen
- Utility room
- Three bedrooms
- Bathroom with pink coloured suite
- Oil fired heating
- Single glazed windows

PRICE GUIDE £95,000

*These details do not constitute any part of an offer or contract. None of the statements contained in this sales brochure are to be relied on as statements or representations of fact and any intending purchaser must satisfy themselves by inspection or otherwise as to their correctness. The vendor does not make or give, and neither Alastair Stevenson the Property Spot nor any person in its employment has any authority to make or give any representation or warranty whatsoever in relation to this property. All dimensions are approximate and are taken at widest points*

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92+)	A		
(81-91)	B		
(69-80)	C		
(55-68)	D		
(39-54)	E		50
(21-38)	F	36	
(1-20)	G		
Not energy efficient - higher running costs			
England, Scotland & Wales			
EU Directive 2002/91/EC			



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**Front Porch**

5' 0" x 4' 0" (1.52m x 1.22m) Mahogany front door, tiled floor, door to entrance hall

**Entrance Hall**

16' 0" x 3' 6" (4.88m x 1.07m)

**Lounge**

15' 5" x 11' 8" (4.70m x 3.56m) Tiled fireplace, bay window

**Family Room**

11' 0" x 10' 0" (3.35m x 3.05m) Tiled fireplace, bay window

**Kitchen**

6' 9" x 6' 7" (2.06m x 2.01m) High & low level cupboards, stainless steel sink

**Utility Room**

13' 9" x 7' 1" (4.19m x 2.16m) High & low level units, stainless steel sink, partially tiled walls, tiled floor, plumbed for washing machine

**Bedroom 1**

10' 10" x 10' 0" (3.30m x 3.05m)

**Bedroom 2**

11' 10" x 7' 0" (3.61m x 2.13m) W.c & wash hand basin

**Bedroom 3**

8' 10" x 9' 4" (2.69m x 2.84m) W.c., wash hand basin, corner shower cubicle

**Bathroom**

6' 0" x 5' 6" (1.83m x 1.68m) Pink coloured suite comprising panelled bath, wash hand basin. w.c

**Outside**

Hedge at front and side

Garden at front and side

Please note: The small strip of overgrown land between the bungalow and Millington school is not included in this sale

