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APEX
PROPERTY AGENCY

FOR SALE
98 CHURCH STREET
PORTADOWN
BT62 3AX



Three bedroom mid terrace home

PRICE £64,950

Viewing strictly by appointment only

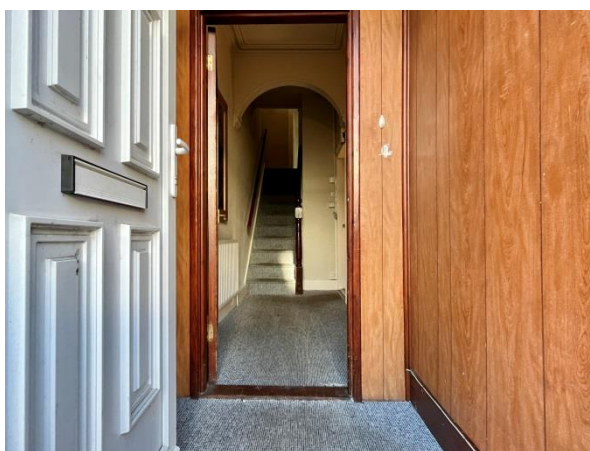


Number 98 is a fantastic opportunity to acquire a three bedroom mid terrace home situated in Church Street, Portadown. Brimming with potential, this property requires some renovation and modernisation and offers a vast opportunity for those looking a project, or investors looking to increase their rental 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 entrance porch, hallway, living room with open fire in feature fireplace, second reception room, kitchen/dining area with integrated oven and hob and bathroom on the ground floor. Three well appointed bedrooms complete the first floor. Externally the property boasts fully enclosed rear yard with spacious shed with double doors and rear access. This super property will appeal to investors or those looking a project 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

ENTRANCE PORCH:

White pvc entrance door leading to hallway and carpet flooring.



HALLWAY:

Glazed entrance door, single panel radiator and carpet flooring.



LIVING ROOM:

10' 6" x 10' 3" (3.2m x 3.12m) (at furthest points)

Front aspect living room with open fire in feature fireplace, single panel radiator and laminate flooring. Glazed double doors leading to second reception room.



RECEPTION ROOM:

11' 0" x 10' 8" (3.35m x 3.25m)

Open fire in feature fireplace, enclosed storage cupboard, double panel radiator and laminate flooring. Glazed double doors leading to living room.





KITCHEN/DINING AREA:

15' 3" x 9' 3" (4.65m x 2.82m)

A range of high and low level cupboards and drawers, stainless steel sink and drainer, integrated oven and hob with extractor fan above. Space for washing machine, part tiled walls and tiled flooring and double panel radiator. Space for table and chairs.



BATHROOM:

5' 8" x 5' 7" (1.73m x 1.7m)

Three piece white suite comprising shower cubicle with folding glazed panel and mains shower fitment, pedestal wash hand basin and wc. Single panel radiator, tiled walls and flooring, extractor fan and pvc ceiling.



REAR HALLWAY:

Part glazed pvc door to rear yard and tile flooring.



LANDING:

Access to roofspace and carpet flooring.

BEDROOM (1):

15' 3" x 10' 6" (4.65m x 3.2m)

Front aspect double bedroom, single panel radiator, vertical blinds and laminate flooring.



BEDROOM (2):

11' 0" x 10' 0" (3.35m x 3.05m)

Rear aspect double bedroom, single panel radiator, vertical blinds and laminate flooring.



BEDROOM (3):

9' 3" x 6' 4" (2.82m x 1.93m)

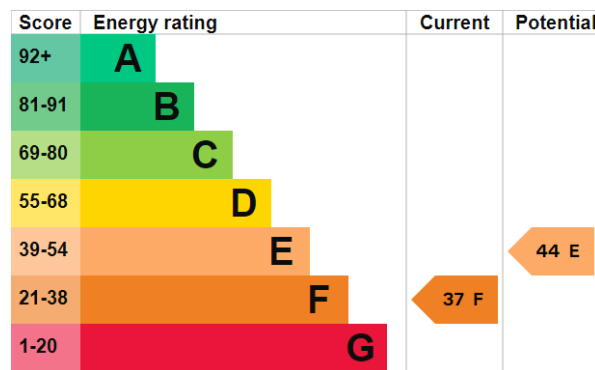
Side aspect single bedroom, single panel radiator and laminate flooring.



OUTSIDE:

Fully enclosed rear yard with gate through to spacious enclosed shed housing oil fired central heating and water tap. Double gates to rear access.





EPC Certificate Number: 9201-1277-1029-0800-1183

SPECIAL FEATURES:

- Three bedroom mid terrace approx. 1023 sq. ft.
- Requires some renovation and modernisation
- Brimming with potential for those looking a project or investor looking to increase rental portfolio
- Short distance to Portadown town centre
- Ideally located close to schools, shops and local amenities
- Oil fired central heating
- Chain free
- Rates: £505.45
- EPC - F

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