# FOR SALE 9 Derryclone Gardens Portadown BT62 3TR

Three Bedroom Terraced House Offers in Region of: £87,500

Viewing strictly by appointment only



## **TERRACED HOUSE**

Bedroom	3
Reception	1
Bathroom	1



Three bed mid terrace property in a highly sought after location ideal for first time buyers or investors alike

We are delighted to present this three bedroom terraced property to the sales market. Derryclone Gardens is located in a highly sought after location within walking distance to locals schools and shops.

# **Opening Times**

Monday to Friday 9:00am - 5.30pm Saturday 10:00am - 12.00pm Sunday Closed

Open during lunchtime

028 3833 1111

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### **ENTRANCE HALL**

UPVC entrance door with glazed panels. Telephone point

### LIVING ROOM

4.95m x 3.57m (16' 3" x 11' 9")

Feature brick surround fireplace. Heating air vent

### KITCHEN DINER

4m x 2.89m (13' 1" x 9' 6")

Range of low level and larger style units. Stainless steel sink and drainage unit. Space for fridge, freezer, cooker, and washing machine. Tiled splashback. Tile effect vinyl flooring. Heating air vent.

### UTILITY ROOM/REAR HALL

1.83m x 2.30m (6' 0" x 7' 7")

UPVC door with glazed panel. Storage closet.

### FIRST FLOOR LANDING

Access to hot press and attic.

### **BEDROOM ONE**

3.58m x 2.63m (11' 9" x 8' 8")

Rear aspect double bedroom. Built-in double door storage closet. Heating air vent.

### **BEDROOM TWO**

4.07m x 2.34m (13' 4" x 7' 8")

Front aspect double bedroom. Built-in double door storage closet. Heating air vent

### BEDROOM THREE

2.87m x 2.37m (9' 5" x 7' 9")

Front aspect bedroom. Built-in double door storage closet.

### BATHROOM

1.51m x 1.71m (4' 11" x 5' 7")

Panel bath and wash hand basin with storage below. Tiled walls to bath area. Wood effect laminate floor.

### WC

0.76m x 1.73m (2' 6" x 5' 8")

Close coupled WC. Wood effect laminate flooring.

### OUTSIDE

### FRONT GARDEN

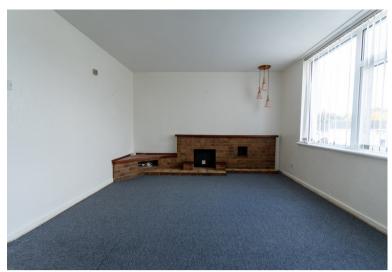
Low maintenance front garden laid in decorative stone, surrounding by brick wall with gated access.

### REAR GARDEN

Low maintenance paved rear garden.













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