



**JOYCE CLARKE**

TAKING YOU HOME

## FOR SALE

7 Blackers Mill Row

Drumnacanny

Portadown

BT63 5NQ

Bedroom	3
Reception	1
Bathroom	1



Three bedroom end terrace property with detached garage located in popular Drumnacanny area

Offers in the region of : £105,000

### Opening Times

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

Open during lunchtime

Viewing strictly by appointment only

**028 3833 1111**

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Three bedroom end terrace property, located in the popular Drumnacanny area on the edge of Portadown. This provides ease of access to arrange of shops, local amenities and schools. Internal accommodation comprises of spacious dual aspect living dining room with feature open fire and kitchen with range cooker. The first floor includes three bedrooms and family bathroom with mains fed shower over bath. Externally the property includes off street parking to front and rear, fully enclosed rear garden with lawn and paved patio areas. The property also boasts a detached timber framed garage.

This property presents an excellent opportunity for first time buyers and investors.



- Three bedroom property
- UPVC frame double glazed windows
- Oil fired central heating
- Popular semi rural location
- Chain free
- Detached garage / shed with ample off street parking



Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C		
55-68	D		67 D
39-54	E	46 E	
21-38	F		
1-20	G		



### ENTRANCE HALL

UPVC entrance door. Double panel radiator.  
Laminate flooring.

### LIVING/DINING ROOM

4.03m x 6.12m (13' 3" x 20' 1") MAX

Dual aspect reception room. Feature fireplace with wood surround and tiled hearth and back panel. Wood effect laminate flooring. TV point. Storage closet under stairs.



### KITCHEN

2.9m x 4.06m (9' 6" x 13' 4")

Dual aspect reception room with high and low level kitchen cabinets including display cabinets with glazed panels and larder style unit. Range cooker with five ring gas hob. Stainless steel sink and drainage unit. Space for fridge freezer, dishwasher, washing machine and tumble dryer. Tiled flooring and splashback. UPVC door with glazed panel giving access to rear. PVC panelling to ceiling.



### FIRST FLOOR LANDING

Access to attic. Window providing natural light.  
Power point.

### BEDROOM ONE

3.23m x 3.59m (10' 7" x 11' 9") MAX

Front aspect double bedroom. Built in double door storage closet. Hot press. Single panel radiator. Wood effect laminate flooring.





### BEDROOM THREE

3.13m x 2.34m (10' 3" x 7' 8") MAX

Rear aspect single bedroom. Single panel radiator. Wood effect laminate flooring.



### BATHROOM

1.93m x 1.66m (6' 4" x 5' 5")

Panel bath with mains fed shower above. Close coupled WC and wash hand basin with pedestal. Tiled walls to bath area and splashback to wash hand basin. Tile effect vinyl flooring. Single panel radiator.



### BEDROOM TWO

2.93m x 2.32m (9' 7" x 7' 7")

Rear aspect double bedroom. Single panel radiator. Wood effect laminate flooring.

### OUTSIDE

#### FRONT

Off street parking

#### REAR

Fully enclosed rear garden with gated access to side. Paved patio area with separate garden area laid in lawn. Covered storage lean-to area with oil burner. Additional gravel parking area.



### GARAGE / SHED

3.03m x 7.54m (9' 11" x 24' 9")

Timber framed shed on block base with concrete floor. Up and over garage door. Additional door to side.

