



**3 Bedroom Mid Terrace House Located In A Popular Area
In Need Of Modernisation
Ideal For Investors**

'CASH BUYERS ONLY'



95 Festival Road, Portadown, Co Armagh BT63 5HF

- Entrance hall
- Lounge with fireplace
- Kitchen
- 3 Bedrooms
- Bathroom
- Single glazed windows
- Front garden
- Enclosed rear garden
- Oil fired heating
- Cash buyers only

PRICE GUIDE £75,000

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		64
(39-54)	E		
(21-38)	F		
(1-20)	G	23	
Not energy efficient - higher running costs			
England, Scotland & Wales			
EU Directive 2002/91/EC			



3 Bedroom Mid Terrace House Located In A Popular Area

In Need Of Modernisation

Ideal For Investors

'CASH BUYERS ONLY'

Entrance hall

4' 5" x 3' 5" (1.35m x 1.04m) Mahogany front door with glazed side panel

Lounge

13' 4" x 12' 10" (4.06m x 3.91m) Tiled fireplace, shelved hotpress, under-stairs storage cupboard

Kitchen

10' 8" x 5' 11" (3.25m x 1.80m) Fitted units with stainless steel double drainer sink, space for cooker, two built-in storage cupboards, partially tiled walls

Side hallway/store

19' 3" x 2' 11" (5.87m x 0.89m) Door to front and rear of house

Landing

6' 10" x 6' 3" (2.08m x 1.91m)

Bathroom

6' 10" x 5' 7" (2.08m x 1.70m) White suite comprising panelled bath, wash nhand basin & w.c.

Bedroom 1

12' 9" x 9' 2" (3.89m x 2.79m)

Bedroom 2

9' 9" x 9' 8" (2.97m x 2.95m)

Bedroom 3

9' 11" x 6' 6" (3.02m x 1.98m) (L-shaped, at widest) Built-in storage cupboard

Outside
Front garden
Enclosed rear garden

