



**Detached Three Bedroom Bungalow
On A Spacious Site Of Approx 0.6 Acres
In Need Of Some Modernisation**



89 Old Lurgan Road, Portadown, Co Armagh BT63 5SQ

- Entrance hall
- Lounge with fireplace
- Kitchen with dining area
- Utility room
- Three bedrooms
- Bathroom with white suite
- PVC double glazed windows
- Oil fired heating
- Gardens in grass
- Tarmac driveway

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92+)	A		
(81-91)	B		
(69-80)	C		
(55-68)	D	59	66
(39-54)	E		
(21-38)	F		
(1-20)	G		
Not energy efficient - higher running costs			
England, Scotland & Wales		EU Directive 2002/91/EC	

PRICE GUIDE £225,000

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Entrance Hall

13' 3" x 5' 9" (4.04m x 1.75m) ½ glazed front door with single glazed side screens, Hot press

Lounge

14' 6" x 13' 9" (4.42m x 4.19m) Marble fireplace with mahogany surround

Kitchen

15' 7" x 9' 7" (4.75m x 2.92m) High & low level units, built-in gas hob, oven, extractor fan, stainless steel sink, partially tiled walls, tiled floor, dining area

Utility Room

9' 7" x 6' 6" (2.92m x 1.98m) Low level unit, stainless steel sink, plumbed for washing machine, tiled splash back, tiled floor

Bedroom 1

13' 2" x 9' 7" (4.01m x 2.92m) Built-in wardrobe

Bedroom 2

11' 9" x 10' 3" (3.58m x 3.12m)

Bedroom 3

11' 10" x 10' 3" (3.61m x 3.12m)

Bathroom

9' 5" x 7' 9" (2.87m x 2.36m) White suite comprising panelled bath, wash hand basin, w.c., corner shower with tiled walls, tiled floor

Outside

Fence at front, tarmac driveway

Large garden laid in lawn

