



**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

**PRICE GUIDE £235,000**

*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	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			



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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

