



**Fully Furnished And Superbly Presented Three Bedroom Detached House
Furnished to a High Standard
Located In A Prestigious Sought After Area
Ideal For Hospital Or Almac Employees
RENT: £1200 PER CALENDAR MONTH INCLUDING RATES
NO TENANT APPLICATION FEES**



62 Lynden Gate, , Portadown, Co Armagh BT63 5YH

- Entrance Hall
- Lounge With Sandstone Fireplace
- Walnut effect kitchen with built-in appliances
- Dining Area
- Utility Room With Downstairs W.C.
- Three Bedrooms (Master with Ensuite)
- Bathroom With White Suite
- PVC Double Glazed Windows
- Oil Fired Central Heating
- Garage
- Enclosed large rear garden with a southern aspect benefit

£1,200 PCM

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	60	69
(39-54)	E		
(21-38)	F		
(1-20)	G		
Not energy efficient - higher running costs			
England, Scotland & Wales		EU Directive 2002/91/EC	



Furnished Lease

Superbly Presented Three Bedroom House

Furnished to a High Standard

Located In A Prestigious Sought After Area

Ideal For Hospital Or Almac Employee

Entrance Hall

Panelled Front Door, Tiled Floor, Cloaks Cupboard

Lounge

Sandstone Fireplace with cast iron inset. Solid Oak Floor

Kitchen

Walnut effect Kitchen with high and low level units. Rangemaster gas/electric range., extractor fan, fridge ,freezer, dishwasher, granite work surfaces, under- mounted stainless steel sink, open plan to living /family area, tiled floor.

Utility Room

High and low level units, granite work surface with under-mounted stainless steel sink, washing machine, tumble dryer,

W.C.

W.C. and wash hand basin, tiled floor

First Floor Landing

Hotpress

Bedroom 1

Ensuite, white suite comprising waterfall shower, with tiled walls, wash hand basin, W.C., natural stone tiled floor

Bedroom 2

Bedroom 3

Bathroom

White suite comprising bath, wash hand basin W.C., walk-in shower, partially tiled walls, natural stone floor.

