



Four Bedroom Semi Detached House With Garage
Walnut Effect Kitchen Open To Dining Area
Master Bedroom With En-suite Shower Room
Ideal For First Time Buyers



152 Kernan Hill Manor, Portadown, Co Armagh BT63 5WW

- Entrance hall with downstairs w.c.,
- Lounge with fireplace
- Walnut effect kitchen with oven & hob
- Dining area
- Four bedrooms (master with en-suite)
- Bathroom with white suite
- PVC double glazed windows
- Oil fired heating
- Tastefully decorated
- Detached garage
- Garden laid in lawn

PRICE GUIDE £165,000

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	66	70
(39-54)	E		
(21-38)	F		
(1-20)	G		
Not energy efficient - higher running costs			
England, Scotland & Wales			
EU Directive 2002/91/EC			



Four Bedroom Semi Detached House With Garage
Walnut effect Kitchen Open To Dining Area
Master Bedroom With En-suite Shower Room
Ideal For First Time Buyers

Entrance hall

16' 8" x 7' 0" (5.08m x 2.13m) Wood panelled front door

Under stairs cupboard

W.c.,

9' 6" x 3' 4" (2.90m x 1.02m) W.c., & wash hand basin

Lounge

15' 6" x 14' 5" (4.72m x 4.39m) Black marble fireplace with wood surround, bay window

Kitchen

10' 2" x 9' 8" (3.10m x 2.95m) Walnut effect shaker style kitchen with high and low level units, built in oven, hob, extractor fan, plumbed for washing machine, 1½ bowl stainless steel sink, peninsula breakfast bar, open plan to dining area, patio door to rear

1st Floor land hotpress

Bedroom 1

11' 0" x 9' 10" (3.35m x 3.00m)

En- suite

7' 9" x 3' 2" (2.36m x 0.97m) White suite comprising walk in shower, with tiled walls, wash hand basin, w.c.,

Bedroom 2

9' 8" x 7' 10" (2.95m x 2.39m)

Bedroom 3

9' 8" x 7' 2" (2.95m x 2.18m)

Bedroom 4

10' 7" x 9' 10" (3.23m x 3.00m) Built in desk and shelves

Bathroom

6' 2" x 5' 9" (1.88m x 1.75m) White suite comprising panelled bath, wash hand basin, w.c., partially tiled walls

Outside

Front garden laid in lawn

Tarmac driveway

Rear garden laid in lawn

Garage

19' 7" x 9' 10" (5.97m x 3.00m) Up and over door

