



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

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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	



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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

