



**Spacious 4 Bedroom Detached Property With Garage
In Need of Some Refurbishment
Located In A Popular Suburban Residential Area
Just Off The Mahon Road
Convenient To Local Shops, Schools And Amenities**



16 Clendinning Avenue, Portadown, Co Armagh BT62 3WJ

- Entrance hall with downstairs w.c.,
- Lounge and open fire
- Dining room with patio doors
- Kitchen
- Utility room
- Four bedrooms
- Bathroom with white suite
- Pvc double glazed windows
- Oil fired heating
- Attached garage
- Rear garden laid in lawn

PRICE GUIDE £175,000

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	64	66
(39-54)	E		
(21-38)	F		
(1-20)	G		
Not energy efficient - higher running costs			
England, Scotland & Wales			
EU Directive 2002/91/EC			



Entrance hall
07' 5" x 4' 9" (2.26m x 1.45m) PVC front door

W.C
6' 8" x 4' 10" (2.03m x 1.47m) W.C and wash-hand basin

Hallway
11' 3" x 4' 2" (3.43m x 1.27m) cloak cupboard and understairs cupboard

Walk-in cupboard
7' 2" x 4' 2" (2.18m x 1.27m)

Lounge
17' 10" x 12' 3" (5.44m x 3.73m) Marble fireplace with mahogany surround, electric stove, bay window and double doors to dining room

Dining room
13' 8" x 10' 0" (4.17m x 3.05m) patio doors

Kitchen
10' 0" x 9' 2" (3.05m x 2.79m) 10' 0" x 9' 2" (3.05m x 2.79m) High and low level units, stainless steel sink, plumbed for dishwasher, partially tiled walls

Utility room
10' 0" x 5' 3" (3.05m x 1.60m) 10' 0" x 5' 3" (3.05m x 1.60m) High and low level units, stainless steel sink, plumbed from washing machine, partially tiled walls

1st Floor Landing Hotpress

Bedroom 1
16' 2" x 12' 4" (4.93m x 3.76m) Built in mirror wardrobe, wash hand basin with vanity cupboard, bay window

Bedroom 2
15' 7" x 11' 2" (4.75m x 3.40m) Built-in wardrobe, wash hand basin with vanity cupboard

Bedroom 3
10' 0" x 7' 8" (3.05m x 2.34m) Built-in wardrobe

Bedroom 4
13' 0" x 6' 0" (3.96m x 1.83m) Built-in wardrobe

Bathroom
7' 6" x 6' 9" (2.29m x 2.06m) White suite comprising panelled bath with shower, wash hand basin, W.C., partially tiled walls

Outside
Front garden laid in lawn, brick paved driveway.
Spacious rear garden laid in lawn with patio area.

Garage
21' 0" x 9' 0" (6.40m x 2.74m) Up and over door, two outside stores

