



**Detached Two Bedroom Bungalow On A Prime Corner Site
Convenient To Many Local Amenities
It Would Suit Someone Who Likes Retro Properties
Or Someone Seeking To Modernise One**



1 Hillside Crescent, Portadown, Co Armagh BT63 5JB

- Entrance hall
- Lounge with tiled fireplace
- Dining room with large natural stone fireplace
- Kitchen with 'Alwood' kitchen
- Two bedrooms (master with en-suite)
- Dressing room
- Bathroom with white suite
- PVC double glazed windows
- Oil fired heating
- Detached garage
- Brick paved drive & parking area
- Spacious side garden

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		61
(39-54)	E		
(21-38)	F	39	
(1-20)	G		
Not energy efficient - higher running costs			
England, Scotland & Wales			
EU Directive 2002/91/EC			



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Entrance hall

15' 2" x 5' 3" (4.62m x 1.60m) Mahogany front door with double glazed panels

Lounge

16' 2" x 10' 10" (4.93m x 3.30m) Tiled fireplace

Dining room

13' 6" x 10' 10" (4.11m x 3.30m) Imposing nature stone fireplace, ornamental ceiling beams

Kitchen

10' 10" x 10' 2" (3.30m x 3.10m) Original 'Alwood' kitchen with high and low level units, stainless steel sink, plumbed for washing machine, partially tiled walls

Bedroom 1

11' 5" x 11' 4" (3.48m x 3.45m)

En-suite

6' 0" x 5' 3" (1.83m x 1.60m) Corner shower cubicle, wash hand basin, w.c., bidet, fully tiled walls

Bedroom 2

11' 4" x 9' 0" (3.45m x 2.74m)

Dressing room

8' 3" x 7' 7" (2.51m x 2.31m)

Bathroom

10' 3" x 6' 6" (3.12m x 1.98m) White suite comprising bath with shower, wash hand basin, w.c., fully tiled walls

Outside

Wall at front, shrub bed and brick paved path at front

Brick paved drive and parking area

Large side garden laid in lawn with shrubs, patio area at rear

Garage

18' 2" x 8' 10" (5.54m x 2.69m)

