



Superb Period Town House Convenient To Town
Full Of Character And Charm
Offering Flexible Family Accommodation
Located In A Lovely Street



6 Carrickblacker Avenue, Portadown, Co Armagh BT63 5BB

- Entrance hall
- Lounge with tiled fireplace
- Family room (in basement)
- Oak kitchen (in basement)
- Two bedrooms
- Attic room (suitable for storage)
- The lounge could be converted back into 2 bedrooms
- PVC double glazed windows
- Oil fired heating
- Yard at rear

PRICE GUIDE £117,500

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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		
(39-54)	E	54	54
(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

20' 2" x 5' 0" (6.15m x 1.52m) Mahogany front door

Lounge

20' 7" x 9' 10" (6.27m x 3.00m) Tiled fireplace (this room was two rooms and still has an arch in the middle and two doors to the entrance hall, so it could be returned to 2 rooms if required)

Bathroom

12' 4" x 8' 4" (3.76m x 2.54m) White suite comprising bath with shower, wash hand basin, w.c., walk-in shower, partially tiled walls, Hot press

Basement

Kitchen

12' 3" x 8' 5" (3.73m x 2.57m) Oak kitchen with high & low level units, built-in gas hob, extractor fan, oven

Family room

19' 7" x 13' 8" (5.97m x 4.17m) Marble fireplace with mahogany surround, storage cupboard

1st floor

Bedroom 1

10' 0" x 10' 0" (3.05m x 3.05m) Laminate floor

Bedroom 2

14' 4" x 10' 0" (4.37m x 3.05m)

Stairs to roof space room
14' 4" x 9' 5" (4.37m x 2.87m)

Outside

Enclosed paved yard at rear

