



**Three Bedroom End Of Terrace  
With Views Over Fields At Front  
Large Garden At Side  
May Be Suitable For An Extension (Subject To Planning Etc)**



**24 Hartmore Gardens, Portadown, Co Armagh BT62 4DS**

- Entrance hall
- Lounge
- Kitchen with maple effect units
- Dining area
- Three bedrooms
- Bathroom with white suite
- PVC double glazed windows
- Gas heating
- Enclosed concreted rear yard
- Ideal for first time buyer or investor

**PRICE GUIDE £115,000**

*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	67	73
(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**

6' 9" x 4' 10" (2.06m x 1.47m) Pvc front door

**Lounge**

15' 0" x 12' 6" (4.57m x 3.81m) Alcove with shelves, laminate floor

**Kitchen**

16' 0" x 8' 3" (4.88m x 2.51m) Maple effect shaker style kitchen with high and low level units, stainless steel sink, plumbed for washing machine, extractor fan, partially tiled walls, dining area, built in cupboard

**1st Floor**

**Bedroom 1**

11' 4" x 9' 7" (3.45m x 2.92m) Laminate floor

**Bedroom 2**

12' 3" x 7' 10" (3.73m x 2.39m) Laminate floor

**Bedroom 3**

7' 8" x 7' 2" (2.34m x 2.18m) Built in wardrobe with gas burner

**Bathroom**

6' 0" x 5' 5" (1.83m x 1.65m) White suite comprising panelled bath with electric shower, wash hand basin, w.c., fully tiled walls

**Outside**

Fence at front

Front and spacious side garden laid in lawn

Large concrete area at rear

Two block built stores

