



**Period Style Three Bedroom Semi Detached House
In A Popular Area Convenient to Town Centre
Offering Excellent Family Accommodation
In Need Of Some Modernisation**



2 Roslyn Avenue, Portadown, Co Armagh BT63 5BG

- Entrance hall
- Lounge with tiled fireplace
- Family room with tiled fireplace
- Kitchen
- Three bedrooms
- Bathroom with white suite
- PVC double glazed windows
- Oil fired heating
- Enclosed rear garden
- Attached garage

PRICE GUIDE £137,500

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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	43	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 Porch

6' 3" x 3' 0" (1.91m x 0.91m) PVC front door, glazed door to entrance hall

Entrance Hall

13' 0" x 6' 3" (3.96m x 1.91m) Under stairs storage cupboard

Lounge

14' 3" x 12' 0" (4.34m x 3.66m) Tiled fireplace, laminate floor, bay window

Family Room

12' 5" x 11' 0" (3.78m x 3.35m) Tiled fireplace with wood surround, laminate floor, patio doors

Kitchen

9' 0" x 7' 5" (2.74m x 2.26m) High & low level units, 1½ bowl stainless steel sink, extractor fan, partially tiled walls

1st floor

Bedroom 1

14' 6" x 9' 9" (4.42m x 2.97m) Laminate floor, built-in wardrobes, bay window

Bedroom 2

12' 5" x 10' 10" (3.78m x 3.30m)

Bedroom 3

7' 10" x 7' 6" (2.39m x 2.29m)

Bathroom

7' 4" x 6' 0" (2.24m x 1.83m) White suite comprising jacuzzi type bath with hand held shower, wash hand basin, w.c, panelled walls, laminate floor, Hot press

Garage

16' 2" x 9' 0" (4.93m x 2.74m) Roller door

Outside

Wall at front, garden at front

Tarmac driveway

Enclosed rear garden with concrete patio leading to lawn

Outside store plumbed for washing machine

Outside w.c

