



Period Style Three Bedroom Semi Detached House
 In A Popular Area Convenient to Town Centre
 Offering Excellent Family Accommodation
 In Need Of Some Modernisation
THE SALE IS CLOSING FRIDAY 11TH APRIL 2025 BEFORE MIDDAY



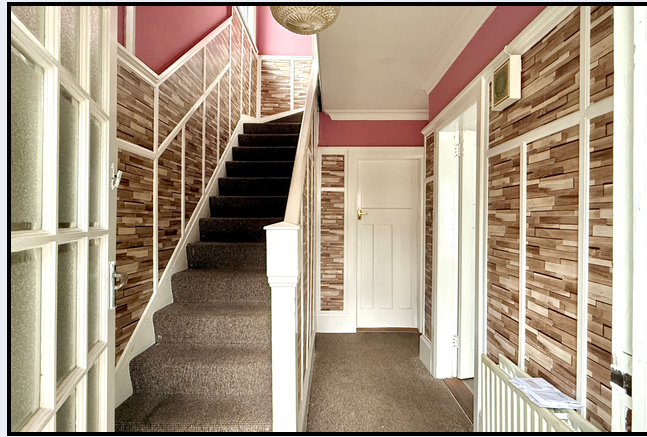
2 Roslyn Avenue, Portadown, Co Armagh BT63 5BG

- 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

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		
(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

