



**Three Bedroom Semi Detached House
Offering Excellent Family Accommodation
Large Side & Rear Garden
Ideal Home For A Family**



111 Westland Road, Portadown, Co Armagh BT62 4DJ

- Entrance hall
- Lounge with brick fireplace
- Kitchen with dining area
- Bathroom with white suite
- Three bedrooms
- PVC double glazed windows
- Oil fired heating
- Patio area at rear
- Large side & rear garden

PRICE GUIDE £117,500

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Entrance Hall

14' 9" x 6' 7" (4.50m x 2.01m) PVC front door, laminate floor, under stairs storage

Lounge

12' 10" x 12' 8" (3.91m x 3.86m) Brick fireplace with mahogany mantle, laminate floor

Kitchen

12' 10" x 9' 0" (3.91m x 2.74m) High & low level units, display cabinet, 1½ bowl stainless steel sink, plumbed for washing machine, plumbed for dishwasher, partially tiled walls, tiled floor, dining area, Hot press

Bathroom

6' 8" x 5' 7" (2.03m x 1.70m) White suite comprising panelled bath with electric shower, wash hand basin, w.c., PVC panelled walls

1st Floor

Bedroom 1

12' 10" x 9' 6" (3.91m x 2.90m) Built-in wardrobe

Bedroom 2

11' 0" x 12' 10" (3.35m x 3.91m)

Bedroom 3

11' 0" x 6' 9" (3.35m x 2.06m)

Outside

Garden at front

Large rear garden laid in lawn with patio area and large lawn at side



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