



**Three Bedroom House With Attached Garage
In Need Of Some Modernisation
Located In A Small Cul de Sac In A Popular Area**



12 Clendinning Avenue, Portadown, Co Armagh BT62 3WJ

- Entrance hall with downstairs w.c.
- Lounge with fireplace
- Dining room with patio doors
- Kitchen
- Three bedrooms
- Bathroom with white suite
- PVC double glazed windows
- Gas fired heating
- Attached garage
- Gardens laid in lawn

PRICE GUIDE £185,000

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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	47	51
(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' 5" x 3' 6" (1.96m x 1.07m) PVC front door, laminate floor, w.c., & wash hand basin

W.c

6' 0" x 3' 4" (1.83m x 1.02m)

Hallway

9' 9" x 4' 8" (2.97m x 1.42m) Large walk in cupboard, under the stairs cupboard.

Cupboard

3' 3" x 4' 8" (0.99m x 1.42m)

Lounge

14' 9" x 12' 0" (4.50m x 3.66m) Mahogany fireplace with marble inset laminate floor, double doors to dining room

Kitchen

13' 8" x 11' 5" (4.17m x 3.48m) High and low level units with oak trim, stainless steel sink, breakfast bar, plumbed for washing machine, utility area with stainless steel sink

Dining Room

11' 8" x 11' 5" (3.56m x 3.48m) Laminate floor, patio doors

1st floor landing

Bedroom 1

13' 2" x 12' 0" (4.01m x 3.66m) Built-in wardrobes, laminate floor

Bedroom 2

13' 0" x 9' 8" (3.96m x 2.95m) Laminate floor, built in wardrobes

Bedroom 3

10' 0" x 9' 9" (3.05m x 2.97m) Built-in wardrobe, laminate floor

Bathroom

11' 0" x 7' 4" (3.35m x 2.24m) White suite comprising panelled bath with shower, wash hand basin, W.c, partially tiled walls, hot press

Garage

9' 0" x 9' 0" (2.74m x 2.74m) Up & over door

Outside

Front garden laid in lawn, brick paved driveway

2 stores

Garden shed

Enclosed rear garden laid in lawn with patio area & shrub bed, feature wall at rear

