



**Spacious Two Bedroom First Floor Flat
With Garden At Rear
Concrete Parking Area At Front**



151 Westland Road, Portadown, Co Armagh BT62 4DN

- Entrance hall
- Lounge
- Kitchen with dining area
- Two bedrooms
- Shower room
- PVC double glazed windows
- Economy 7 heating
- Concrete parking area
- Garden with shed at rear

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	61
(21-38)	F		
(1-20)	G		
Not energy efficient - higher running costs			
England, Scotland & Wales			
EU Directive 2002/91/EC			

OFFERS OVER £79,500

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



Entrance hall
8' 4" x 3' 5" (2.54m x 1.04m) PVC front door

1st Floor Landing
19' 9" x 3' 3" (6.02m x 0.99m)

Storage Cupboard

Lounge
15' 10" x 11' 0" (4.83m x 3.35m)

Kitchen
16' 0" x 7' 9" (4.88m x 2.36m) High & low level units, stainless steel sink, plumbed for washing machine, built-in oven, hob, extractor fan, partially tiled walls, dining area

Bedroom 1
11' 0" x 10' 7" (3.35m x 3.23m)

Bedroom 2
10' 9" x 9' 0" (3.28m x 2.74m)

Shower Room
8' 9" x 7' 6" (2.67m x 2.29m) White suite comprising disabled friendly shower, wash hand basin, w.c., partially tiled walls, Hot press

Outside
Concrete parking area at front
Block built store
Garden laid in lawn with patio area, garden shed

