

**Three Bedroom Mid Terrace In A Popular Area  
With Large Garden At Rear & Brick Paved Area At Front  
Ideal For First Time Buyers Or Investors**



**20 Gloucester Avenue, Portadown, Co Armagh BT63 5DS**

- Entrance hall
- Lounge and fireplace
- Kitchen with dining area
- Rear hall
- Three bedrooms
- Bathroom with white suite
- Pvc double glazed windows
- Oil fired heating
- Brick paved area at front
- Large garden at rear
- Viewing recommended

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92+)	<b>A</b>		
(81-91)	<b>B</b>		
(69-80)	<b>C</b>		
(55-68)	<b>D</b>	61	72
(39-54)	<b>E</b>		
(21-38)	<b>F</b>		
(1-20)	<b>G</b>		
Not energy efficient - higher running costs			
England, Scotland & Wales			
EU Directive 2002/91/EC			

**PRICE GUIDE £115,000**

*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*



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**Entrance Hall**

12' 10" x 3' 9" (3.91m x 1.14m) Pvc front door, tiled floor

**Lounge**

17' 0" x 10' 10" (5.18m x 3.30m) Ornamental fireplace, laminate floor, patio doors

**Kitchen**

13' 4" x 9' 7" (4.06m x 2.92m) High & low level units, built-in oven & hob, extractor fan, 1½ bowl stainless steel sink, plumbed for washing machine, partially tiled walls, tiled floor, dining area

**Rear Hall**

13' 7" x 3' 0" (4.14m x 0.91m) Tiled floor

**1st Floor**

**Bedroom 1**

11' 3" x 9' 5" (3.43m x 2.87m) Laminate floor

**Bedroom 2**

8' 4" x 8' 0" (2.54m x 2.44m) Laminate floor

**Bedroom 3**

11' 0" x 8' 8" (3.35m x 2.64m) Laminate floor, Hot press

**Bathroom**

6' 5" x 5' 6" (1.96m x 1.68m) White suite comprising panelled bath with electric shower, wash hand basin, w.c., fully tiled walls, tiled floor

**Outside**

Enclosed rear garden in lawn

