

**Detached Country Cottage In A Tranquil Rural Setting
In The Country But Convenient To The M1 Motorway
Sitting On Around Four Acres
In Need Of Renovation Or Replacement (Subject To Planning etc.)**

CASH BUYERS ONLY

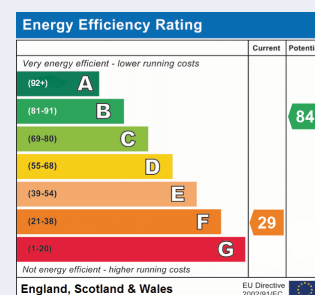


61 Clonmakate Road, Portadown, Co Armagh BT62 1TZ

- Entrance hall
- Lounge with fireplace
- Kitchen
- Two bedrooms
- Bathroom
- Oil fired heating

PRICE GUIDE £95,000

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





The property should appeal to anyone interested in the Flora & Fauna of the Birches area, it is approached via the narrow Clonmakate Road, which is off the main Clonmakate Road. The land around the cottage is mainly in grass, which may be suitable for small scale farming, the land at the rear is overgrown with trees and shrubs.

Entrance Hall

5' 9" x 3' 2" (1.75m x 0.97m) Mahogany front door, tiled floor

Lounge

16' 0" x 14' 0" (4.88m x 4.27m) Tiled fireplace

Rear Hall

5' 7" x 3' 5" (1.70m x 1.04m) Back door

Kitchen

12' 8" x 9' 8" (3.86m x 2.95m) Low level units, stainless steel sink

Bathroom

8' 8" x 5' 6" (2.64m x 1.68m) Beige coloured suite comprising panelled bath, wash hand basin, WC

Bedroom 1

16' 4" x 9' 1" (4.98m x 2.77m)

Bedroom 2

12' 6" x 7' 0" (3.81m x 2.13m)

Outside

Gardens in grass, field at side and rear

Garage

16' 5" x 13' 0" (5.00m x 3.96m) Up and over door

