



**Detached 4 Bedroom Property In Need Of Refurbishment
Offering Excellent Family Accommodation
Located In A Popular Area**



19 Clendinning Avenue, Portadown, Co Armagh BT62 3WJ

- Entrance hall
- Downstairs w.c.
- Lounge
- Dining room with patio doors
- Kitchen with high and low level units
- Utility room
- Four bedrooms with built-in wardrobes
- Bathroom
- Oil fired central heating
- PVC Double glazed windows
- Garage
- Enclosed rear garden

PRICE GUIDE £195,000

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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	61	68
(39-54)	E		
(21-38)	F		
(1-20)	G		
Not energy efficient - higher running costs			
England, Scotland & Wales			
EU Directive 2002/91/EC			



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Front Porch

PVC front door, laminate floor

Entrance Hall

7' 2" x 4' 8" (2.18m x 1.42m)

W.c

6' 10" x 5' 0" (2.08m x 1.52m) W.c., & wash hand basin

Store

7' 0" x 5' 0" (2.13m x 1.52m)

Hallway

10' 10" x 4' 0" (3.30m x 1.22m) Under stairs storage & large cloakroom

Lounge

17' 3" x 12' 5" (5.26m x 3.78m) Marble inset fireplace and open fire, sliding doors to dining room

Dining Room

13' 9" x 10' 0" (4.19m x 3.05m) Patio doors

Kitchen

10' 0" x 9' 2" (3.05m x 2.79m) High and low level units, stainless steel sink

Utility Room

10' 0" x 5' 3" (3.05m x 1.60m) Stainless steel sink, plumbed for washing machine, access to back door

1st Floor Landing

9' 0" x 8' 0" (2.74m x 2.44m) Large landing with hot press and laminate floor

Bedroom 1

16' 0" x 12' 8" (4.88m x 3.86m) Laminate floor, built-in wardrobe and wash hand basin

Bedroom 2

15' 9" x 11' 3" (4.80m x 3.43m) Laminate floor, built-in wardrobe and wash hand basin

Bedroom 3

10' 0" x 7' 8" (3.05m x 2.34m) Laminate floor, built in wardrobe

Bedroom 4

13' 0" x 8' 4" (3.96m x 2.54m) Laminate floor, built-in wardrobe

Bathroom

7' 8" x 6' 9" (2.34m x 2.06m) White suite, wash hand basin, w.c. bath and electric shower over bath

Outside

Paved driveway

Front garden laid in lawn

Enclosed rear garden laid in lawn with patio area

Garage

Up & over door

