



Two Bedroom Mid Terrace Convenient To Town  
 Pine Effect Kitchen With Dining Area  
 Shower Room Downstairs And Bathroom Upstairs  
 Carport And Shed At Rear



38 Tandragee Road, Portadown, Co Armagh BT62 3BQ

- Entrance hall
- Lounge with fireplace
- Dining area
- Pine effect kitchen
- Shower room (downstairs)
- Two bedrooms
- Bathroom with white suite
- PVC Double glazed windows
- Oil fired heating
- Carport at rear

GUIDE PRICE £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*

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92+)	A		
(81-91)	B		
(69-80)	C		
(55-68)	D		68
(39-54)	E		
(21-38)	F	33	
(1-20)	G		
Not energy efficient - higher running costs			
England, Scotland & Wales			
EU Directive 2002/91/EC			



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**Entrance Hall**

10' 0" x 3' 5" (3.05m x 1.04m) Mahogany front door, laminate floor, glazed door to lounge

**Lounge**

23' 4" x 11' 0" (7.11m x 3.35m) Mahogany fireplace with tiled inset, bay window, laminate floor, open plan dining area

**Rear Hall**

9' 10" x 4' 7" (3.00m x 1.40m) Skylight

**Kitchen**

13' 8" x 10' 8" (4.17m x 3.25m) Pine effect kitchen with high and low level units, built in oven, hob, extractor fan, 1½ bowl stainless steel sink, plumbed for washing machine, dining area

**Shower room**

8' 6" x 8' 3" (2.59m x 2.51m) White suite comprising disabled friendly shower, wash hand basin, with vanity unit, w.c.,

**First Floor**

**Bedroom 1**

15' 0" x 9' 4" (4.57m x 2.84m) laminate floor, built in cupboard

**Bedroom 2**

11' 7" x 9' 7" (3.53m x 2.92m) Built in cupboard

**Bathroom**

8' 4" x 7' 4" (2.54m x 2.24m) White suite comprising panelled bath with shower, wash hand basin with vanity unit, w.c., partially tiled walls

**Store Room**

5' 0" x 2' 6" (1.52m x 0.76m) Hotpress

**Outside**

Wall out front, pebbled front garden  
 Carport at rear garden shed (7'9 x 2'6)

