

14 Dorchester Park, Portadown, Craigavon, BT62 3EA

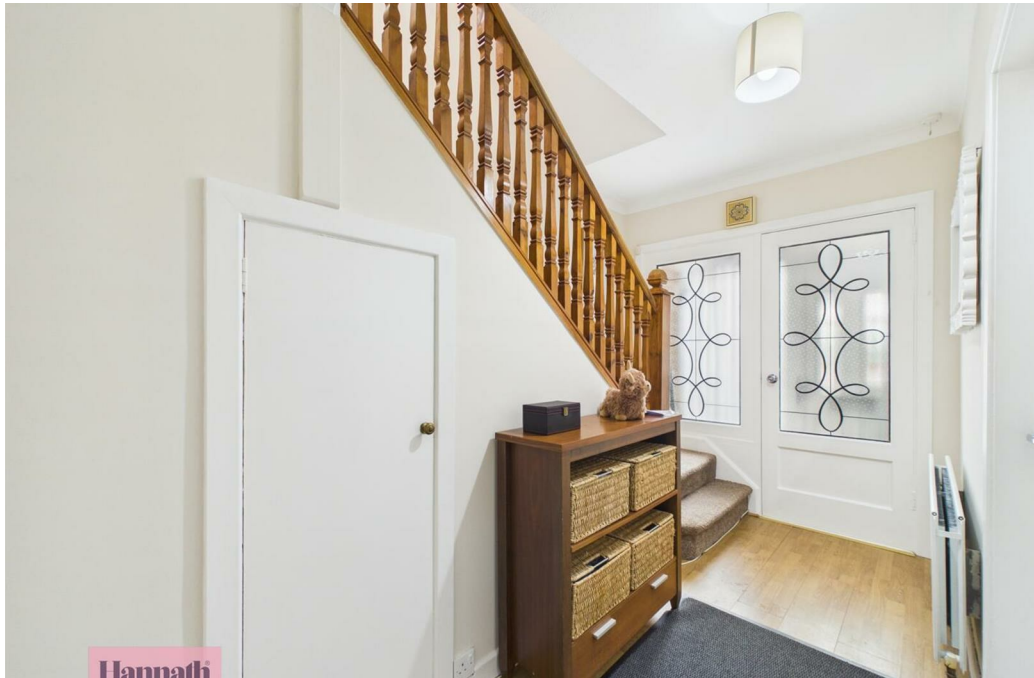
£159,950

- Three bedroom semi-detached property
- Well proportioned bedrooms
- Oil fired central heating
- Off street parking
- Two receptions
- Three piece bathroom suite
- PVC double glazed windows
- Kitchen with a range of fitted units
- Detached garage
- Fully enclosed rear garden

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			
(81-91) B			
(69-80) C			
(55-68) D			
(39-54) E			
(21-38) F			
(1-20) G			
Not energy efficient - higher running costs			
		28	60
Northern Ireland		EU Directive 2002/91/EC	

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Hannath welcome to the market this well presented three bedroom semi-detached property with detached garage located in Dorchester Park, Portadown. With spacious accommodation throughout the property benefits from two receptions with feature fireplaces, kitchen with a range of fitted units, three well proportioned bedrooms and a three piece bathroom suite. 14 Dorchester Park has the potential to be a perfect first time purchase for first time buyers or small families. Conveniently located close to local schools, Portadown Town Centre, access to the M1 and neighboring towns, early viewings for this property come highly recommended.



Hallway

4'2" x 12'4"

The entrance hall welcomes you with its bright and airy feel, featuring a wood laminate flooring and a white front door with decorative glazing. The space leads naturally into the main hallway, which is finished with wood-effect flooring and offers access to the staircase and adjoining rooms. A built-in storage cupboard is cleverly tucked under the staircase, adding practical storage options.

Living Room

12'3" x 10'9"

This cosy living room provides a warm and inviting space, with wood-effect flooring and a focal fireplace set within a wooden surround. A large window allows plenty of natural light to fill the room, creating a bright and comfortable environment for relaxing or entertaining.

Reception Room 2

10'6" x 17'0"

Spacious and bright, the second reception room offers a welcoming atmosphere with neutral carpeting and a decorative fireplace as a focal point. Large windows overlook the rear, allowing natural light to pour in and fill the room, making it an ideal space for family gatherings or quiet evenings.

Kitchen

8'9" x 7'6"

The kitchen is finished with modern white cabinets, creating a clean and functional cooking space. There is a built in dishwasher and a space for oven and fridge freezer.

Landing

5'9" x 6'0"

The landing connects the three bedrooms and family bathroom, offering a neutral carpeted floor and natural light from a window to the side, creating a calm and practical space.

Bedroom 1

9'11" x 11'0"

Bedroom 1 is a comfortably sized double room with neutral carpeting and a large window that floods the space with natural light. Built-in wardrobes provide excellent storage.

Bedroom 2

8'8" x 10'10"

Bedroom 2 is a smaller room with neutral carpeting and a window overlooking the side. Built-in wardrobes offer useful storage, making this a versatile room suitable for a variety of needs.

Bedroom 3

8'8" x 8'1"

Bedroom 3 offers a bright and comfortable space with neutral carpeting and a large window, further enhanced by built-in storage along one wall. This room provides a practical and inviting environment.

Bathroom

7'6" x 7'7"

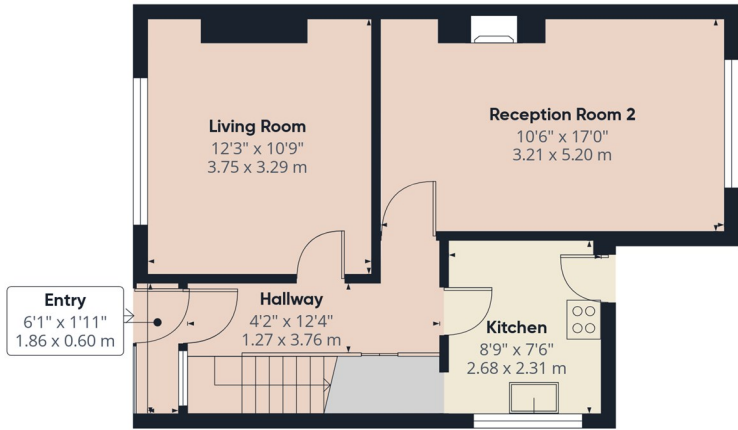
The bathroom is fitted with a modern white suite including a corner shower enclosure, a wash basin with vanity storage, and a toilet. Light wall tiles with a decorative border complement the grey wood-effect flooring, creating a fresh and practical space.

Garage

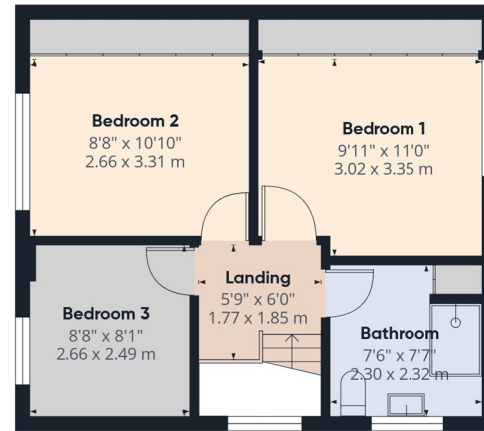
The garage is accessed to the side of the property. It is a detached structure that provides additional storage or parking space.

Rear Garden

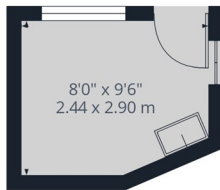
The rear courtyard is paved and enclosed, providing a low-maintenance outdoor space ideal for seating or storage. It is accessed from the kitchen and leads to the garage and a utility building.



Ground Floor Building 1



Floor 1 Building 1



Ground Floor Building 2

Approximate total area⁽¹⁾
952 ft²
88.5 m²

(1) Excluding balconies and terraces

Calculations reference the RICS IPMS 3C standard. Measurements are approximate and not to scale. This floor plan is intended for illustration only.

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