



JOYCE CLARKE

TAKING YOU HOME

FOR SALE

88 West Street

Portadown

BT62 3JJ

| | |
|-----------|---|
| Bedroom | 2 |
| Reception | 1 |
| Bathroom | 1 |



Spacious two bed terrace house with great potential ideal for a first time buyer or investors

Offers in the region of : £72,500

Viewing strictly by appointment only

Opening Times

Monday to Friday 9:00am - 5.30pm
Saturday 10:00am - 12.00pm
Sunday Closed

Open during lunchtime

028 3833 1111

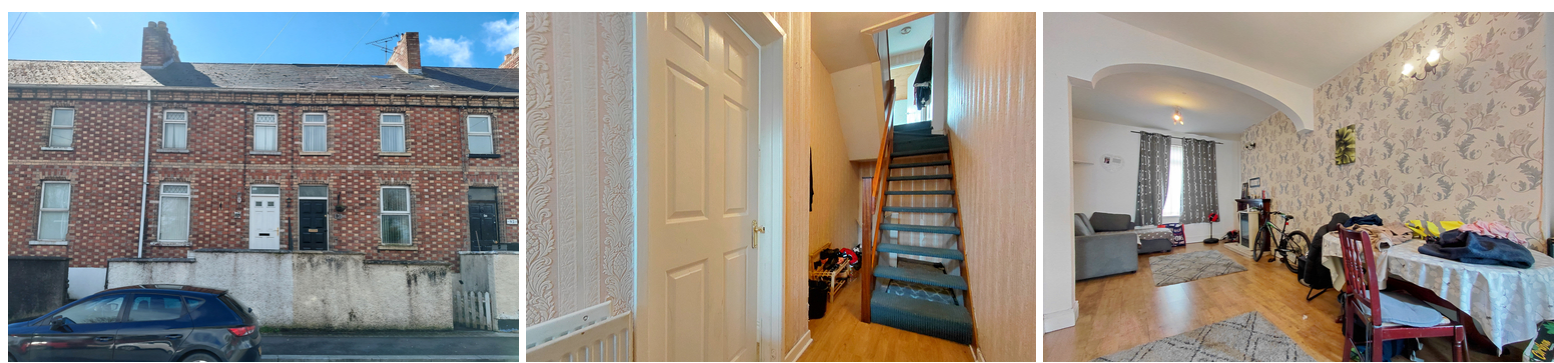
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2 West Street, Portadown, BT62 3PD



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TAKING YOU HOME

We are delighted to bring 88 West Street to the sales market! Step inside and you will be impressed by the spacious hall way leading into an open plan living / dining area complete with electric feature fireplace. The kitchen has an array of high and low level cupboards with plenty of storage. Upstairs you will find two bedrooms both offering built in storage cupboards and a family bathroom with shower over bath. To the rear is a low maintenance yard with a part covered area. This property is perfect for first time buyers or investors alike. The location will also suit a wide ranging audience as it is in walking distance of schools, shops, transport links and Portadown town centre.



- uPVC double glazed windows
- Gas fired central heating
- Chain free
- Dual aspect living room with feature fireplace
- Basement area
- Built in storage to both bedrooms
- Three piece bathroom suite
- Low maintenance yard to the rear
- Great location within walking distance of Portadown town centre



| Score | Energy rating | Current | Potential |
|-------|---------------|---------|-----------|
| 92+ | A | | |
| 81-91 | B | | |
| 69-80 | C | | 73 C |
| 55-68 | D | | |
| 39-54 | E | 49 E | |
| 21-38 | F | | |
| 1-20 | G | | |

ENTRANCE HALL

Composite entrance door with glazed panel above. Tiled porch area. Wood effect laminate flooring to hall area. Double panel radiator.

LIVING ROOM

3.11m x 6.82m (10' 2" x 22' 5") (MAX)

Dual aspect reception room with feature fireplace with wood surround and marble tiled back panel and hearth. Two double panel radiators. Wood effect laminate flooring.



KITCHEN

2.54m x 4.38m (8' 4" x 14' 4")

Range of high and low level kitchen cabinets with peninsula. Electric oven, four ring electric hob. Space for washing machine and fridge. Composite sink and drainage unit. Tiled effect vinyl flooring. Double panel radiator

HALF LANDING

Access to storage closet

FAMILY BATHROOM

2.54m x 2.77m (8' 4" x 9' 1")

Three piece bathroom suite comprising of panel bath with shower head attachment and shower screen, close coupled WC and wash hand basin with pedestal. Double panel radiator. Fully tiled walls. Wood effect vinyl flooring.



FIRST FLOOR LANDING

Access to attic

MASTER BEDROOM

4.59m x 3.43m (15' 1" x 11' 3") (MAX)

Front aspect double bedroom. Built-in double door storage closet. Double panel radiator.

BEDROOM TWO

3.09m x 3.27m (10' 2" x 10' 9") (MAX)

Rear aspect double bedroom. Built-in storage closet. Single panel radiator.



LOWER GROUND FLOOR

BASEMENT ROOM

3.40m x 2.96m (11' 2" x 9' 9")

Gas boiler. Large storage room. Wood door giving access to rear

OUTSIDE - REAR

Concrete yard area. Part covered area. Large metal door giving access to shared access (Right of Way) to rear

