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APEX
PROPERTY AGENCY

FOR SALE
27 DERAMORE DRIVE
PORTADOWN
BT62 3HH



FOUR BEDROOM MID-TERRACE HOME

OFFERS AROUND £88,950

Viewing strictly by appointment only



Number 27 is a spacious four bedroom mid terrace home, situated in the much sought after area of Deramore Drive in Portadown. The property is convenient to schools, shops and all local amenities including neighbouring towns and a short walk to Portadown town centre. The property comprises of entrance hall, living room, kitchen with breakfast bar area, family bathroom and four well-proportioned first floor bedrooms. Externally the property boasts a low maintenance pebble front garden surrounded by timber fencing. Drop kerb and pebble front garden providing spacious off street parking. Fully enclosed paved and concrete rear garden surrounded by timber fencing. This property will appeal to a wide range of purchasers including first time buyers, families or investors looking to expand their portfolio and early viewing via the selling agent is highly recommended to fully appreciate what this home has to offer.

ACCOMMODATION

ENTRANCE HALL:

White entrance door leading to entrance hall. Enclosed cupboard with louvre door housing electric meter. Carpet flooring and double panel radiator.



LIVING ROOM:

14' 3" x 12' 2" (4.34m x 3.71m) (At longest and widest points)

Rear facing living room with white brick surround, glass front fire in feature fireplace. Enclosed hot press, single panel radiator and carpet flooring.





KITCHEN:

14' 3" x 6' 4" (4.34m x 1.93m)

A good range of high and low units and drawers with breakfast bar area. Stainless steel sink and drainer, space for cooker with extractor fan above, plumbed for washing machine, part tiled walls and vinyl flooring. Part glazed white door leading to rear of property.



BATHROOM:

6' 4" x 5' 9" (1.93m x 1.75m)

Three piece white suite comprising of pedestal wash hand basin, low level flush wc and panelled bath with Triton electric shower. Tiled walls and flooring. Double panel radiator.



LANDING:

Access to roofspace, vertical blinds and carpet flooring.

BEDROOM (1):

14' 8" x 10' 1" (4.47m x 3.07m)

Rear aspect double bedroom, carpet flooring, venetian blinds and single panel radiator.





BEDROOM (2):

10' 3" x 8' 1" (3.12m x 2.46m)

Front aspect double bedroom, vertical blinds, laminate flooring and single panel radiator.



BEDROOM (3):

10' 2" x 8' 5" (3.1m x 2.57m)

Rear aspect single bedroom, roller blind, carpet flooring and single panel radiator.



BEDROOM (4):

10' 0" x 7' 0" (3.05m x 2.13m) (At longest and widest points)

Front aspect single bedroom with built-in wardrobe with shelves and hanging space. Vertical blinds, laminate flooring and single panel radiator.



OUTSIDE:

Fully enclosed paved and concrete rear garden surrounded by timber fencing. Enclosed out house/shed with timber door, housing oil fire central heating boiler. uPVC oil tank and timber access gate to front of property. Fully enclosed low maintenance pebble front garden with drop kerb providing spacious off street parking.



Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C		79 C
55-68	D	56 D	
39-54	E		
21-38	F		
1-20	G		

EPC Certificate Number: 9641-3051-5206-4115-8200

SPECIAL FEATURES:

- Popular residential area
- Much sought after location
- Within walking distance to Portadown town centre
- Close to schools, shops and all local amenities
- Ideal for first time buyer or investor
- Four well-proportioned bedrooms
- Family bathroom with 3 piece white suite
- Fully enclosed rear garden
- Pebble front garden providing spacious off street parking
- Double glazed windows in uPVC white frames
- Oil fired central heating
- Floor area: 1011 Sq. Ft.
- Rates: £538.51 per year

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