

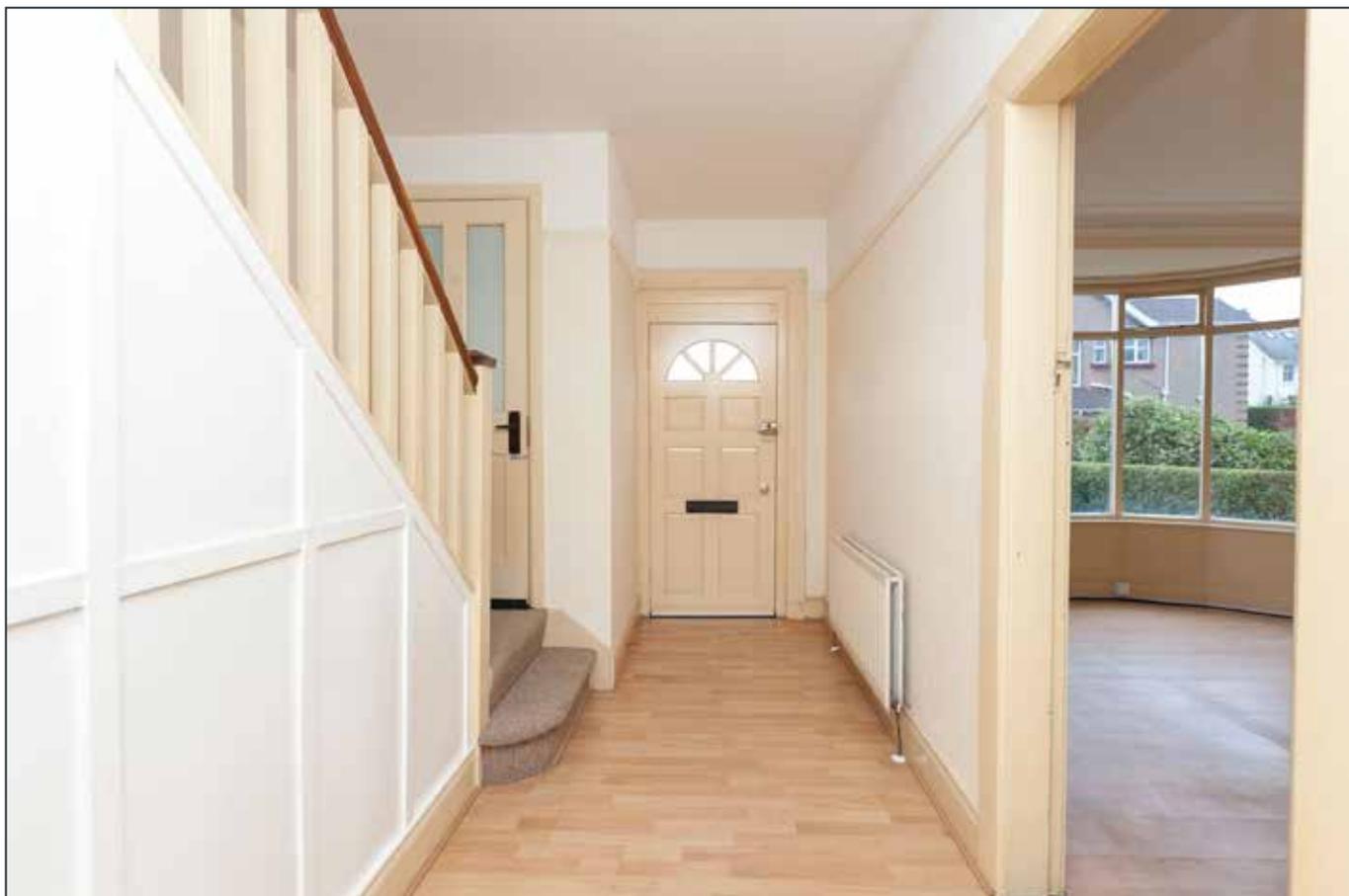
simonBRIEN
RESIDENTIAL

23 Ridgeway Park North,
Portadown, BT62 3DG



Asking Price £119,950

Telephone 02890 668888
www.simonbrien.com



KEY FEATURES

- Attractive Period Semi-Detached Family Home
- Three Bedrooms
- Two Reception Rooms
- Recently Installed Modern, Fully Fitted Kitchen
- Bathroom In White Suite
- Oil Fired Central Heating
- Attached Garage
- Pleasant Site With Large Gardens To Rear
- Popular And Sought After Residential Location Close To Portadown Town Centre, Schooling And Local Amenities

SUMMARY

Ridgeway Park North is a superb tree lined avenue off the Armagh Road and is undoubtedly one of the area's most sought after residential addresses.

The property is well placed on the periphery of Portadown, minutes from the town centre, making it convenient to a number of local schools, shops and leisure facilities and located close to a strong network of transport links connecting Belfast which is some 30 minutes away and other surrounding towns.

Set on a pleasant site with large gardens to the rear, the property has accommodation comprising of three bedrooms, two reception rooms, together with recently installed kitchen and bathroom.

Likely to be of interest to the young family or professional in today's market. Viewing is through our Lisburn Road office on 028 9066 8888.



ACCOMMODATION

GROUND FLOOR

ENTRANCE HALL:

Hardwood door to entrance hall.
Laminate floor.

LIVING ROOM:

14' 4" x 12' 9" (4.37m x 3.89m)

Tiled fireplace. Laminate floor.

DINING ROOM:

12' 10" x 11' 5" (3.91m x 3.48m)

KITCHEN WITH CASUAL DINING:

18' 8" x 7' 5" (5.69m x 2.26m)

Excellent range of high and low level units. Single drainer sink unit. Four ring gas hob. Electric oven. Stainless steel extractor. Recess for fridge freezer. Plumbed for washing machine.

HALLWAY:

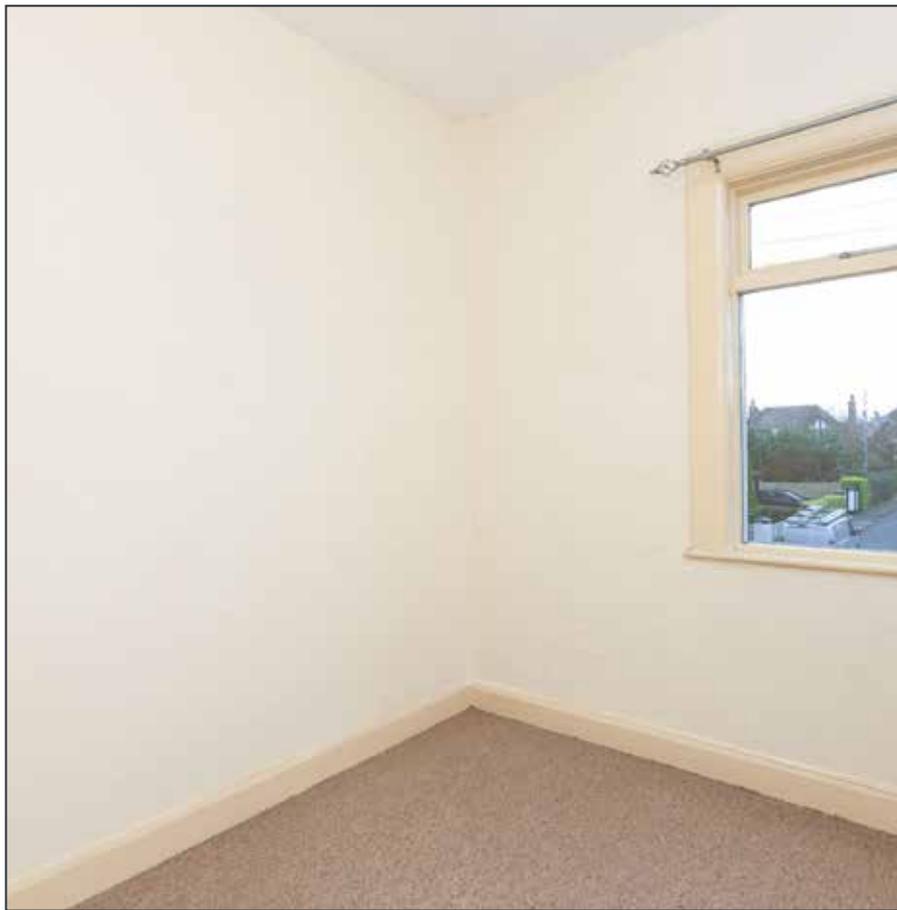
Two cloaks cupboards.







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FIRST FLOOR

BEDROOM (1):

13' 11" x 12' 10" (4.24m x 3.91m)

BEDROOM (2):

11' 3" x 12' 10" (3.43m x 3.91m)

BEDROOM (3):

7' 10" x 6' 10" (2.39m x 2.08m)

BATHROOM:

White suite. Panel bath with mixer taps and telephone hand shower. Low flush WC. Pedestal wash hand basin. Hot press.

OUTSIDE

ATTACHED GARAGE

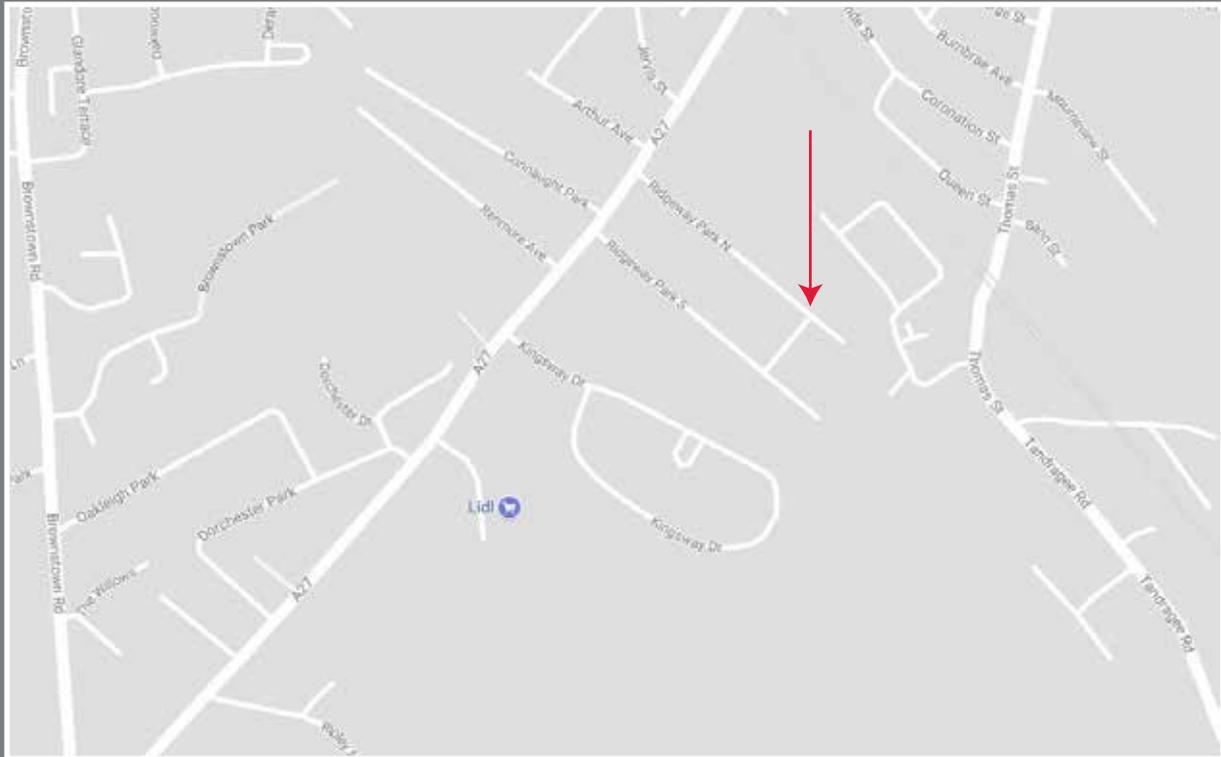
Large gardens to rear in lawns and decking. Driveway parking.





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Location



Financial Advice

If you are moving house or investing in property, we can put you in touch with an independent financial advisor. This is a free, no obligation service, so why not contact us to see what they have to offer.



Website

View all our properties on-line or check how your home is selling. Our website is updated every 30 minutes. Visit our website at www.simonbrien.com



Lettings Department

Simon Brien Residential have an experienced and professional lettings department who offer a comprehensive lettings service. Contact our team, without obligation, on **028 9066 8888**



REF: ML/K/17/FB



	Current	Potential
Very energy efficient - lower running costs		
A 92 plus		
B 81-91		
C 69-80		
D 55-68		
E 39-54		
F 21-38		33
G 1-20	7	
Not energy efficient - higher running costs		

EPC REF: 9393-0029-7719-3027-6902

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