

9261 2121  
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residential



**14 EDEN MANOR**  
Portadown, BT63 5FG

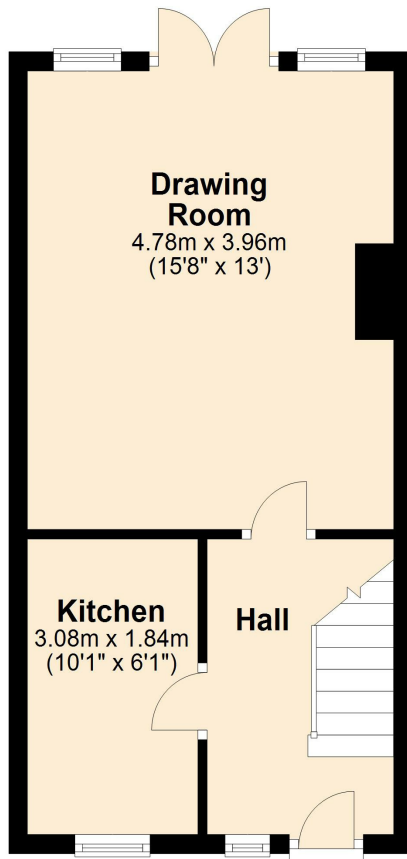
Offers around  
**£84,950**



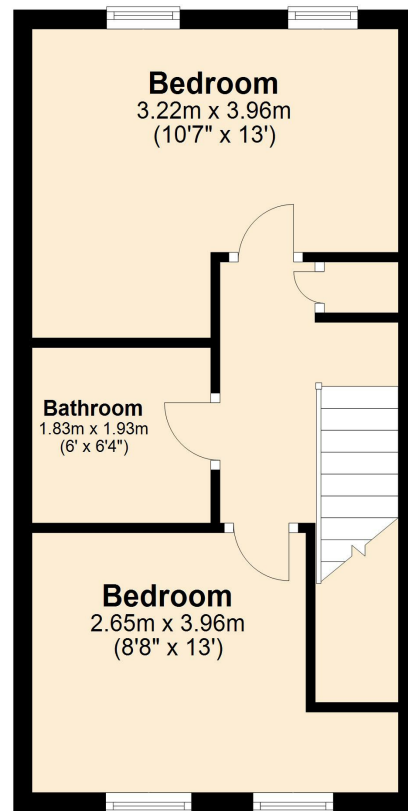




## Ground Floor



## First Floor



Illustrations are for identification purposes only. Measurements are approximate using a laser measuring device.  
Plan produced using PlanUp.





## Description

A very charming end town house wonderfully tucked away in a small and private residential setting, just off Bridge Street and convenient to Asda supermarket, Portadown Rugby Club and on the edge of the town centre for all amenities. Good road networks will appeal to commuters whilst the tow path at the River Bann provides a well renowned cycle route to Scarva and Newry.

## Features

- Charming end town house in a private and very convenient setting
- Two good bedrooms
- Spacious drawing room with PVC double glazed double doors to the rear garden
- Separate kitchen with high and low level units with space for appliances
- Bathroom on the first floor with bath, WC and wash hand basin
- PVC double glazed windows
- Oil fired central heating
- Parking available
- Enclosed rear gardens, fully paved patio area

## Key Information

<b>Tenure:</b>	Freehold
<b>Ground Rent:</b>	NIL
<b>Rates:</b>	£ 555.38 per year as of 5/2/20
<b>Service Charge:</b>	NIL
<b>Floor area:</b>	797 sq.ft. approx (Land and Property Services)

## Viewing

Key and accompany and appointment with agent... 9261 2121. Please inform agent as soon as possible if you cannot attend a viewing appointment.

## Location

Eden Manor is directly off Bridge Street in Portadown, opposite the Asda Superstore.

	Current	Potential
Very energy efficient - lower running costs		
<b>A</b> 92 plus		
<b>B</b> 81-91		
<b>C</b> 69-80		72
<b>D</b> 55-68	63	
<b>E</b> 39-54		
<b>F</b> 21-38		
<b>G</b> 1-20		
Not energy efficient - higher running costs		



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