

# Lisney

FOR SALE:

Modern, detached 4 bedroom house with tenancy in place.

21 SELSHION HALL, MOY ROAD, PORTADOWN, BT62 4JR



## CONTACT

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**Lisney**  
1st Floor Montgomery House  
29-33 Montgomery Street  
Belfast  
BT1 4NX

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## DETAILS

- Ideal Investment purchase
- Lease in place until 17 November 2015, offering income of £600 pcm
- Vacant possession available after 17 December 2015
- Corner site offering additional privacy
- Quiet residential development
- Driveway carparking for 2-3 vehicles

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## LOCATION

From Portadown Town Centre, turn onto the Corcrair Road from Northway and continue for approximately 0.9 miles, turn left at the roundabout onto the Moy Road.

Travel 0.2 miles along the Moy Road and turn left onto the Corcullentrath Road.

Turn left into Selshion Hall. Once in the development, take the second

left and Number 21 is on the left hand side, in the corner, on the bend.

## DESCRIPTION

A 4 bedroom detached dwelling on a corner site, with large front and rear gardens.

An ideal family home or investment property.

There is currently a tenant in place paying £600 pcm.

The tenancy expires on 17 November 2015 and one months notice can be served to obtain vacant possession.

## IMAGES



## ACCOMMODATION

### GROUND FLOOR LEVEL

*All measured areas at the widest point*

**Entrance Hallway** 4.57m x 1.14m

Plastered and painted walls and ceilings, wooden laminate flooring. Offers access to living room, kitchen, downstairs W.C. and staircase access to the first floor.

**Sitting room** 4.71m x 4.58m

A well-proportioned room at the front of the house with plastered and painted walls and ceilings, wooden laminate flooring and feature fireplace.

**Kitchen/dining room** 6.90m x 3.44m

A large kitchen / dining room which runs the full width of the rear of the house, giving access to the rear garden. Plastered and painted / papered walls and ceilings with tiled floors and fitted kitchen.

**Bathroom** 1.42m x 0.83m

Small W.C. under the stairs with W.C. and wash hand basin. Plastered and painted walls with tiled floor.

## FIRST FLOOR LEVEL

**Landing** 1.21m x 2.95m + 1.09m x 2.04m

Plastered and painted walls with carpeted floors.

**Bedroom 1** 3.88m x 3.03m

Bedroom at rear of house with painted walls and carpeted floors.

**Bedroom 2** 2.78m x 3.89m

Bedroom at rear of house with painted walls and carpeted floors.

**Bedroom 3** 3.88m x 3.032m

Bedroom at front of house with painted walls and carpeted floors.

**Bedroom 4** 2.78m x 3.87m + 0.97m x 1.08m

Bedroom at front of house with painted walls and carpeted floors.

## Bathroom

Main bathroom with shower, bath, W.C, wash hand basin and linoleum floors.

## FEATURES

- Oil fired central heating
- Large gardens to front and rear
- PVC windows and doors
- Convenient location close to the town centre, local amenities and schools

## LOCATION



## ENERGY PERFORMANCE .....

This property has an energy efficiency rating of D66

### Energy Efficiency Rating

	Current	Potential
Very energy efficient - lower running costs		
<b>A</b> 92 plus		
<b>B</b> 81-91		
<b>C</b> 69-80		
<b>D</b> 55-68	66	70
<b>E</b> 39-54		
<b>F</b> 21-38		
<b>G</b> 1-20		
Not energy efficient - higher running costs		

The full certificate can be made available upon request.

## RATES .....

Payable P.A. (2015/16) £908.40

## STAMP DUTY .....

This will be the responsibility of the purchaser.

## TITLE .....

We are advised the title is registered.

## ASKING PRICE

Offers invited in the region of £130,000

## VAT

All prices, outgoings and rentals are exclusive of, but may be liable to, VAT

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