



JOYCE CLARKE

TAKING YOU HOME

FOR SALE

12 Churchview Close

Portadown

BT62 1NT

Bedroom	3
Reception	1
Bathroom	3



T shaped three bedroom semi detached home with fantastic layout finished to an exacting standard throughout

Offers in Excess of : £220,000

Opening Times

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

Viewing strictly by appointment only

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This beautifully presented T-shaped semi detached home offers spacious living throughout. Set on a generous corner plot, this home boasts a bright dual- aspect living room with a multifuel stove, an impressive triple aspect open plan kitchen, dining and living area. Three well appointed double bedrooms with master to include ensuite. A stylish fully tiled family bathroom, utility room and ground floor WC. Externally, the generous rear garden with double side gates, two allocated parking spaces and excellent convenience with easy access to the M1 completes this superb home.



- Spacious and bright semi detached home finished to a high standard
- Dual aspect living room with stove and beautiful herringbone flooring
- Three double bedrooms (master en suite)
- Large triple aspect open plan kitchen dining living
- Fully tiled modern bathroom
- Utility and ground floor WC
- Great sized garden with double gates to side
- Two allocated parking spots
- Generous corner plot
- Just a hop and a skip from the M1



Score	Energy rating	Current	Potential
92+	A		
81-91	B	84 B	84 B
69-80	C		
55-68	D		
39-54	E		
21-38	F		
1-20	G		

ENTRANCE HALL

UPVC entrance door with ornate glazed panel leading to hallway. Single panel radiator.

LIVING ROOM

3.95m x 5.68m (13' 0" x 18' 8") Dual aspect reception room. Multi fuel stove set within chamber and on tiled hearth. Tiled herringbone flooring. Tv point. Double panel radiator.

KITCHEN DINING

4.16m x 5.66m (13' 8" x 18' 7") Triple aspect open plan kitchen dining/living area. Excellent range of high and low level storage units. Integrated appliances to include fridge freezer, eye level Belling oven and grill Belling 4 ring ceramic hob with extractor over, dishwasher, 1 1/1 bowl stainless steel sink and drainer with mixer tap. Tiled floor and splashback. Double doors leading to rear.

UTILITY ROOM

2.26m x 2.79m (7' 5" x 9' 2") High and low level units, stainless steel sink and drainer with mixer tap. Space for washing machine and tumble drier. Tiled floor and splashback.

WC

1.18m x 1.80m (3' 10" x 5' 11") Dual finish WC pedestal style sink. Tiled floor and splashback with a single panel radiator.

FIRST FLOOR LANDING

Hotpress. Access to roofspace. Single panel radiator and walk in closet.



MASTER BEDROOM

4.16m x 3.11m (13' 8" x 10' 2") Dual aspect double bedroom. Single panel radiator

ENSUITE

1.49m x 2.01m (4' 11" x 6' 7") Fully tiled ensuite comprising of shower enclosure with Mira sport electric shower. Dual flush WC, pedestal style WC. Single panel radiator. Extractor.

BATHROOM

2.45m x 3.13m (8' 0" x 10' 3") Fully tiled suite comprising of P shaped bath with mains fed shower over, dual flush WC sink with mixer tap and vanity unit below. Double panel radiator. Window. Extractor.

BEDROOM TWO

2.75m x 3.95m (9' 0" x 13' 0") Side aspect double bedroom. Single panel radiator.

BEDROOM THREE

2.83m x 3.95m (9' 3" x 13' 0") Dual aspect double bedroom. Single panel radiator. Range of fitted bedroom furniture.

OUTSIDE

REAR GARDEN

Double access gates to side. Boiler. Outside tap. Light. Pedestrian gate to front. Raised lawn area and oil tank.

FRONT

Parking for two cars



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