



JOYCE CLARKE

TAKING YOU HOME

FOR SALE

51 Wentworth Green

Portadown

BT62 3WG

Bedroom	3
Reception	1
Bathroom	2



Super three bedroom semi detached home with beautiful kitchen and bathroom set within popular development

Offers in Excess of: £179,995

Opening Times

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

Open during lunchtime

Viewing strictly by appointment only

028 3833 1111

www.joyceclarke.team
sales@joyceclarke.team
2 West Street, Portadown, BT62 3PD



JOYCE CLARKE

TAKING YOU HOME

Welcome to 51 Wentworth Green! This is a beautifully presented, spacious family home set within a popular development walking distance to Portadown. We are sure it will attract good interest given all that this home has to offer. The living room is well proportioned with a bay window and feature fireplace complete with stove. The open plan kitchen dining is the entire width of the property, and has a fantastic range of storage units, breakfast bar and integrated appliances. To the first floor there are three bedrooms, the master having en suite shower room and bedroom three has built in storage. The family bathroom is fully tiled and comprises of a modern four piece suite. This home is equally as pleasing on the outside with attractive paving to the rear garden, bordered by ornate fenced in area with apple trees laden with fruit. There are two wooden sheds for storage also. Parking is via the tarmac driveway. This sale is chain free for your convenience. Must be seen to fully appreciate how good it is!



- Timeless red brick semi detached home in a popular development
- Three great sized bedrooms
- Spacious living with bay window and stove
- Beautiful kitchen with breakfast bar & integrated appliances, open plan to dining
- Modern family bathroom with separate shower and bath
- Fully enclosed rear garden with attractive paving
- Two sheds
- Tarmac driveway to side
- Chain free



Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C		
55-68	D	66 D	71 C
39-54	E		
21-38	F		
1-20	G		

ENTRANCE DOOR

Hardwood entrance door with glazed side panel, leading to hallway. Double panel radiator. Under stair closet.

LIVING ROOM

4.05m x 5.26m (13' 3" x 17' 3") (INTO BAY)

Feature fireplace with stove. Wooden floor. Double panel radiator. TV point.

KITCHEN DINING

2.99m x 6.20m (9' 10" x 20' 4")

Excellent range of high and low storage units, including display cabinet. Breakfast bar. Integrated appliances to include eye level oven, grill and microwave. Ceramic hob with extractor fan over. Double panel radiator. TV point.

FIRST FLOOR LANDING

Hotpress. Access to roofspace. Single panel radiator.

FAMILY BATHROOM

2.37m x 2.18m (7' 9" x 7' 2")

Modern four piece suite comprising of corner shower cubicle with electric Triton shower. Moulded bath with shower attachment. Pedestal style sink. Back to wall dual flush WC. Heated towel rail. Fully tiled wall. Window. Extractor.



MASTER BEDROOM

2.84m x 4.22m (9' 4" x 13' 10")

Rear aspect double bedroom.

ENSUITE

0.99m x 2.19m (3' 3" x 7' 2")

Walk in shower enclosure with Triton electric shower. Pedestal style sink. Dual flush WC. Single panel radiator. uPVC panelling to walls. Window. Extractor.

BEDROOM TWO

3.43m x 3.23m (11' 3" x 10' 7")

Front aspect double bedroom. Double panel radiator. TV point.

BEDROOM THREE

2.37m x 2.89m (7' 9" x 9' 6") (MAX)

Front aspect bedroom. Double panel radiator. Built in closet

OUTSIDE

FRONT GARDEN

Lawn area. Path way to side via tarmac driveway.

REAR GARDEN

Fully enclosed rear garden with attractive paving. Apple trees. Outside tap. Light. Oil tank. Enclosed bin storage. Two wooden sheds.

