



JOYCE CLARKE

TAKING YOU HOME

## FOR SALE

30 Moody Park

Scarva

BT63 6LU

|           |   |
|-----------|---|
| Bedroom   | 3 |
| Reception | 1 |
| Bathroom  | 2 |



Well presented three bedroom end townhouse with large modular garage set upon an elevated position

Offers in Excess of: £130,000

### Opening Times

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

Open during lunchtime

Viewing strictly by appointment only

028 3833 1111

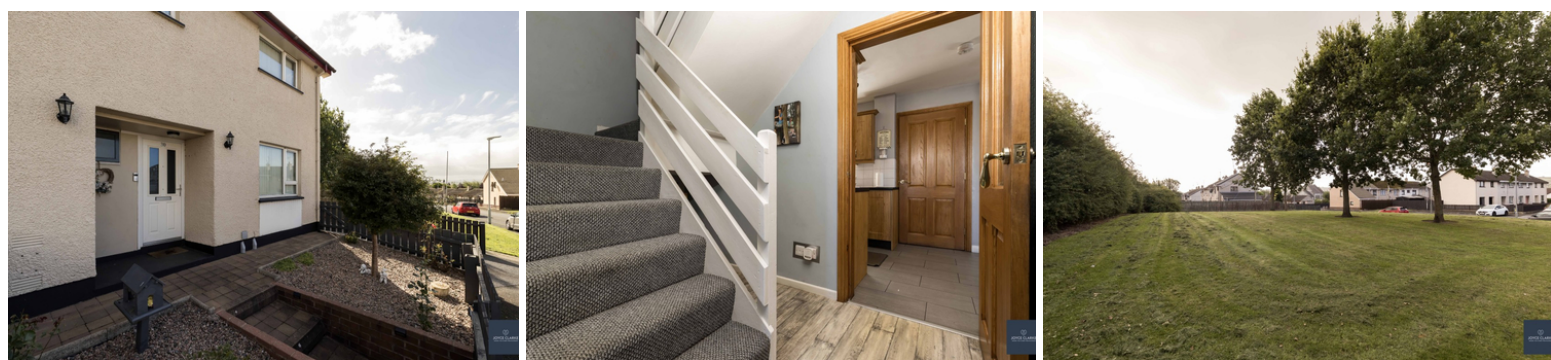
[www.joyceclarke.team](http://www.joyceclarke.team)  
[sales@joyceclarke.team](mailto:sales@joyceclarke.team)  
2 West Street, Portadown, BT62 3PD



# JOYCE CLARKE

TAKING YOU HOME

30 Moody Park is the ideal first time buyers home, and is well positioned on an elevated site within this popular development. This end of terraced property has much to offer, with large open plan kitchen dining living providing a sociable and welcoming area for your family and friends. Double patio doors to the side provide wonderful natural light in this triple aspect room. A WC completes the ground floor. This home has three bedrooms upstairs, and a family bathroom and separate WC. To the outside there is a low maintenance area to the front with attractive pink stones and brick paving. To the rear sits a large modular garage with water, power and light. There is great parking for multiple cars via the tarmac driveway to the side. For those with children who like to play there is a large green area adjacent to Number 30, and the playing fields are located to the rear. This sale is chain free for your convenience.



- Well presented end of terraced home positioned in a prime location within Moody Park
- Open plan kitchen dining living with patio doors to side
- Three well proportioned bedrooms
- Ground floor WC
- Family bathroom with shower over bath
- Extensive modular garage to rear with power, light and water
- Chain free
- Oil fire central heating
- Ideally located with green area to side and football pitch to rear



| Score | Energy rating | Current | Potential |
|-------|---------------|---------|-----------|
| 92+   | A             |         |           |
| 81-91 | B             |         |           |
| 69-80 | C             |         | 69 C      |
| 55-68 | D             | 62 D    |           |
| 39-54 | E             |         |           |
| 21-38 | F             |         |           |
| 1-20  | G             |         |           |

## ENTRANCE HALL

Entrance hall with glazed panels leading to hallway. Single panel radiator. Closet. Under stair storage.

## KITCHEN/DINING

2.26m x 6.69m (7' 5" x 21' 11")

Open plan kitchen dining with range of high and low level wood effect units. Stainless steel and drainer with mixer tap. Integrated oven, four ring gas hob with extractor over. Tiled floor and splashback. Double panel radiator. Patio door to driveway.

## OPEN TO LIVING

3.52m x 3.64m (11' 7" x 11' 11")

Feature fireplace with cast iron surround and open fire, tiled hearth. Laminate flooring. Double panel radiator. Cornicing.

## GROUND FLOOR WC

1.14m x 1.36m (3' 9" x 4' 6")

Dual flush WC. Pedestal style sink. Tiled floor. Window.

## REAR PORCH

Tiled floor. Single panel radiator. Door to rear.

## FIRST FLOOR LANDING

Hotpress. Closet. Access to roofspace.

## BEDROOM ONE

3.89m x 2.72m (12' 9" x 8' 11")

Front aspect double bedroom. Single panel radiator.



**BEDROOM TWO**

2.06m x 2.71m (6' 9" x 8' 11")

Rear aspect double bedroom. Single panel radiator. Built in storage.

**BEDROOM THREE**

1.80m x 3.83m (5' 11" x 12' 7")

Front aspect bedroom. Single panel radiator.

**FAMILY BATHROOM**

1.69m x 1.66m (5' 7" x 5' 5")

Bath with mix tap and electric shower over. Sink with vanity unit and mixer tap. Single panel radiator. Part tiled walls. Window. Extractor.

**WC**

0.84m x 1.53m (2' 9" x 5' 0")

**OUTSIDE**

**FRONT**

Fully enclosed low maintenance garden with attractive pink stones and paving.

**REAR**

Tarmac driveway to side to multiple cars. Boiler. Oil tank. Pedestrian gate to rear pathway.

**MODULAR SHED**

7.18m x 5.90m (23' 7" x 19' 4")

With roller and pedestrian door. Power. Light and water.

