



JOYCE CLARKE

TAKING YOU HOME

FOR SALE

91 Kingsway Drive
Portadown
BT62 3DX

Bedroom	3
Reception	2
Bathroom	1



Beautifully presented spacious three bedroom semi detached home with garage, modular shed and large garden

Offers in Excess of : £185,000

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



JOYCE CLARKE

TAKING YOU HOME

91 Kingsway Drive has so much to offer, and must be viewed to fully appreciate just how good it is! Step inside this bright and spacious home and you will be impressed by the large living room with open fire open plan to the generous dining area with double doors leading out to the patio. Cook up a storm in the kitchen with a great range of high and low storage units and display cabinets. To the first floor there is a modern shower room, and three well planned out bedrooms, two with bespoke built in wardrobes. One of the many features of this home is the large private garden to the rear which has different areas for you to explore and enjoy. There is a large patio leading to raised decking which is ideal for sunny days. There is also a covered canopy area ideal for hot tub or seating area in all weathers. In addition to the garage with WC, there is a separate utility store and also a really useful modular shed further adding to the appeal of this property. An added bonus is the welcome addition of solar panels with battery storage helping keep a handle on your running costs. The location is ideal, within walking distance of schools, shops, Portadown town centre and easy reach of train station and M1. Early viewing comes highly recommended!



- Spacious and bright semi detached home with superb garden to the rear
- Living room with attractive feature fireplace and open fire
- Dining room with double doors leading to patio area
- Well laid out kitchen with great range of high and low storage units
- Modern family bathroom suite
- Three well appointed bedrooms two with built in storage
- Covered seating area to rear of property overlooking garden
- Extensive gardens laid in lawn with mature plants and trees, with raised decking area
- Garage with WC, modular shed and utility store
- Solar panels (owned outright)



Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C		
55-68	D	67 D	77 C
39-54	E		
21-38	F		
1-20	G		

ENTRANCE HALL

uPVC entrance door with ornate glazed panel and side window leading to hallway. Tiled flooring. Double panel radiator. Closet.

LIVING ROOM OPEN TO DINING

3.49m x 3.50m (11' 5" x 11' 6")

Feature fireplace with tiled surround and hearth with open fire. Single panel radiator. Laminate flooring. Cornicing. TV point. Open to dining.

DINING ROOM

3.07m x 3.61m (10' 1" x 11' 10")

French doors leading to garden. Laminate flooring.

KITCHEN DINING

2.39m x 4.47m (7' 10" x 14' 8")

Excellent range of high and low level storage units and glazed display cabinet. Space for oven, fridge freezer. One and a half bowl composite sink and drainer. Tiled flooring and splashback. Part glazed uPVC door to rear.

FIRST FLOOR LANDING

Hotpress. Access to roofspace.

MASTER BEDROOM

3.62m x 3.11m (11' 11" x 10' 2")

Rear aspect double bedroom. Range of bespoke built in wardrobes. Double panel radiator. Laminate flooring.

BEDROOM TWO

3.11m x 2.76m (10' 2" x 9' 1")

Front aspect double bedroom with built in wardrobes, Laminate flooring, Double panel radiator.



BEDROOM THREE

2.43m x 2.76m (8' 0" x 9' 1") (MAX)
Front aspect bedroom. Single panel radiator.
Laminate flooring.

FAMILY BATHROOM

2.37m x 2.38m (7' 9" x 7' 10")
Fully tiled suite comprising of large shower enclosure with mains fed shower. Floating sink with mixer tap and vanity unit below. WC. Heated towel rail. Window. Extractor.

OUTSIDE

Entrance pillars with double gate. Tarmac driveway.

REAR GARDEN

Covered rear yard with raised seating area. Patio area leading to decked veranda.

UTILITY STORE

2.72m x 3.99m (8' 11" x 13' 1")
High and low storage units. Space for washing machine and tumble dryer. Single panel radiator. uPVC door to rear.

GARDEN

Large fully enclosed garden, laid in lawn with mature plants and shrubs. Tap.

MODULAR SHED

2.56m x 5.60m (8' 5" x 18' 4")
Power and light. Solar panels to roof (owned outright)

GARAGE

2.46m x 6.96m (8' 1" x 22' 10")
WC. Boiler Electric car charger. Up and over door. Power and light. Pedestrian door to rear.



We endeavour to make our sales details accurate and reliable, however they should not be relied on as statements or representations of fact and they do not constitute any part of an offer or contract. The seller does not make any representation or give any warranty in relation to the property and we have no authority to do so on behalf of the seller. Any information given by us in these sales details or otherwise is given without responsibility on our part. Services, fittings and equipment referred to in the sales details have not been tested (unless otherwise stated) and no warranty can be given as to their condition. We strongly recommend that all information, which we provide, about the property is verified by yourself or your advisers. Site plans on brochures are not drawn to scale, however we are happy to provide scale drawings from our office. Artists' impressions are for illustrative purposes only. All details including materials, finishes etc.