



JOYCE CLARKE

TAKING YOU HOME

FOR SALE

6 Granville Square
Portadown
BT63 5DT

Bedroom	3
Reception	1
Bathroom	1



Three bedroom home in an established residential location close to Portadown town centre

Offers in Region of: £115,000

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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JOYCE CLARKE

TAKING YOU HOME

We are delighted to bring 6 Granville Square to the sales market. This three bedroom terraced house is an excellent opportunity for first time buyers or someone seeking a buy to let investment, conveniently located to several schools, Craigavon Hospital and within easy access to the M1 Motorway. The property offers a good sized living room with feature fireplace, open plan kitchen / dining with great range of storage units, three well proportioned bedrooms (one with built in storage), and a family bathroom with shower over bath. Outside, there is a tidy front garden laid in lawn with paved pathway and to the rear is a generous fully enclosed garden. This sale is chain free for your convenience so dont delay - get your viewing booked in today!



- Attractive semi detached home in an established residential location
- Living room with feature fireplace
- Well presented open plan kitchen dining with great range of storage & display cabinets
- Three bedrooms
- Utility room
- Family bathroom with electric shower over bath
- Generous fully enclosed garden to the rear
- uPVC double glazed windows
- Oil fired central heating
- Chain Free



Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C		70 C
55-68	D		
39-54	E	47 E	
21-38	F		
1-20	G		

ENTRANCE HALL

UPVC entrance door with glazed panel to side. Wood effect laminate flooring. Single panel radiator.

LIVING ROOM

3.99m x 2.72m (13' 1" x 8' 11")

Front aspect reception room. Wood surround fireplace. Wood effect laminate flooring. Single panel radiator.



KITCHEN DINER

5.24m x 3.05m (17' 2" x 10' 0")

Range of high and low level kitchen cabinets including display cabinets with glazed panels. Electric cooker with double oven and four ring hob with stainless steel extractor canopy above. Space for fridge freezer and dishwasher. Stainless steel sink and drainage unit. Tiled flooring and splashback. Access to hotpress. Single panel radiator.



UTILITY ROOM

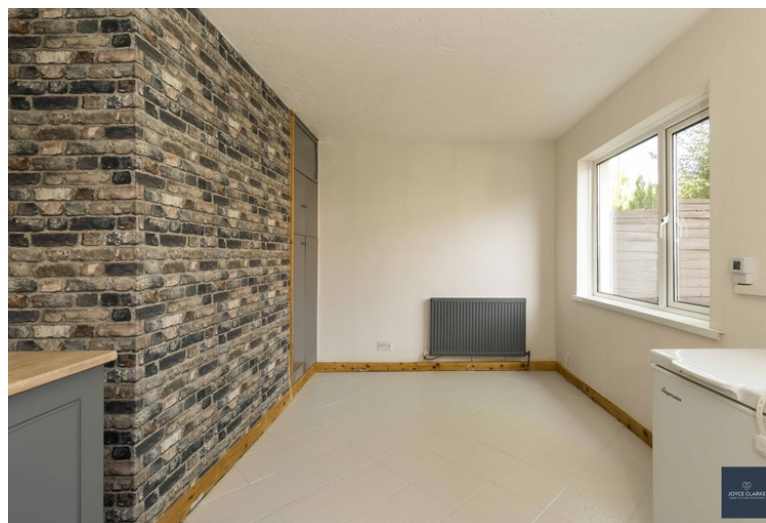
1.20m x 3.08m (3' 11" x 10' 1")

Space for washing machine and tumble dryer. Tiled flooring. UPVC door with glazed panel. Access to storage closet under stairs.



FIRST FLOOR LANDING

Window providing natural light.



MASTER BEDROOM

4.05m x 2.62m (13' 3" x 8' 7")

Rear aspect double bedroom. Single panel radiator.

BEDROOM TWO

4.05m x 2.62m (13' 3" x 8' 7")

Front aspect double bedroom. Single panel radiator.

BEDROOM THREE

2.22m x 2.29m (7' 3" x 7' 6")

Front aspect bedroom. Two built in storage closets. Single panel radiator.

FAMILY BATHROOM

2.38m x 1.66m (7' 10" x 5' 5")

Three piece bathroom suite comprising of panel bath with electric shower and shower screen above, dual flush WC and wash hand basin with pedestal. Tiled flooring and splashback to bath area and wash hand basin.

OUTSIDE

FRONT

Front garden laid in lawn. Paved pathway leading to front door. Outside light. Tarmac driveway to side.



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.