



JOYCE CLARKE

TAKING YOU HOME

FOR SALE

17 Lisnisky Crescent

Portadown

County Armagh

BT63 5FW

Bedroom	3
Reception	1
Bathroom	3



Beautifully presented three bedroom semi detached property in popular location backing onto countryside

Offers in the Excess of: £199,950

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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We are delighted to present this superb three bedroom semi detached property to the market. Lisnisky Crescent is one of the most sought after residential developments in Portadown, benefiting from its central location to Portadown, Craigavon Hospital and M1. Number 17 is immaculately presented, offering a bright and spacious internal accommodation comprising of a spacious living room, modern kitchen open plan to dining, utility room, ground floor WC. On the first floor there are three generous bedrooms, master with en-suite with walk-in wardrobe and a beautiful family bathroom including P shaped bath with shower above. Furthermore, this property offers the perfect outdoor space, boasting a large private garden with paved patio backing onto countryside. This home needs to be viewed to fully appreciate just how good it is!



- Attractive Georgian style semi detached home within a quiet cul de sac
- Spacious living room with wall mounted gas fire
- Stunning fitted kitchen with views over countryside
- Three well proportioned bedrooms
- Utility room & downstairs WC
- Master bedroom with en-suite and walk in wardrobe
- Three piece bathroom suite with electric shower over bath
- Fully enclosed garden onto countryside with views of mature trees and fields
- Popular location within close proximity of Craigavon Hospital, Rushmere & M1
- Alarm system



Score	Energy rating	Current	Potential
92+	A		
81-91	B	82 B	82 B
69-80	C		
55-68	D		
39-54	E		
21-38	F		
1-20	G		

ENTRANCE HALL

Composite entrance door with fan light above. Tiled flooring. Single panel radiator. Alarm panel. Decorative dado rail.

LIVING ROOM

3.53m x 4.41m (11' 7" x 14' 6")

Front aspect reception room with wall mounted gas fire. Wood effect laminate flooring. Double panel radiator. TV point.

KITCHEN DINER

3.52m x 4m (11' 7" x 13' 1")

Rear aspect kitchen diner with views over countryside. Excellent range of high and low level kitchen cabinets. Range of appliances to include electric oven, four ring electric hob with stainless steel extractor canopy above. Integrated fridge freezer and dishwasher. Stainless steel one and half bowl sink and drainage unit. Tiled flooring and splashback. TV point for wall mounted TV. Double panel radiator.

UTILITY ROOM

1.89m x 2.36m (6' 2" x 7' 9")

Low level units with stainless steel and drainage unit. Space for washing machine and tumble dryer. Enclosed cabinet for gas boiler. Built-in storage closet/cloakroom. Tiled flooring. Single panel radiator. uPVC door with glazed panel giving access to rear garden.

GROUND FLOOR WC

0.91m x 1.92m (3' 0" x 6' 4")

Dual flush WC and wash hand basin with pedestal. Tiled flooring and splashback. Extractor fan.

FIRST FLOOR LANDING

Access to attic and storage closet.



MASTER BEDROOM

3.56m x 4.27m (11' 8" x 14' 0")

Front aspect double bedroom. TV point for wall mounted TV. Telephone point. Double panel radiator. Walk-in wardrobe with clothes rails, shelving and lighting.

EN SUITE

1.91m x 2.12m (6' 3" x 6' 11")

Fully tiled ensuite with shower cubicle including mains fed shower, dual flush WC and wash hand basin with pedestal. Heated towel rail. Recessed lighting. Extractor fan.

BEDROOM TWO

2.9m x 3.06m (9' 6" x 10' 0")

Rear aspect double bedroom. TV point. Single panel radiator.

BEDROOM THREE

2.58m x 3.06m (8' 6" x 10' 0")

Rear aspect bedroom. TV point. Single panel radiator.

FAMILY BATHROOM

1.69m x 2.24m (5' 7" x 7' 4")

Bathroom suite comprising P shaped bath with mains fed shower and shower screen above. Dual flush WC and wash hand basin with pedestal. Heated towel rail. Tiled flooring, splashback to wash hand basin and walls around bath. Extractor fan.

OUTSIDE

FRONT

Front garden laid in lawn. Paved path leading to front door. Driveway to side of property laid in decorative stone.

REAR

Rear garden backing onto countryside with views of mature trees and fields. Majority of garden laid in lawn.

