



JOYCE CLARKE

TAKING YOU HOME

## FOR SALE

13 Bridgeford Meadows

Portadown

BT62 3TX

Bedroom	3
Reception	1
Bathroom	2



Well presented three bedroom semi detached home set upon a corner plot in a highly regarded development

Offers in Excess of: £157,500

### 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

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2 West Street, Portadown, BT62 3PD

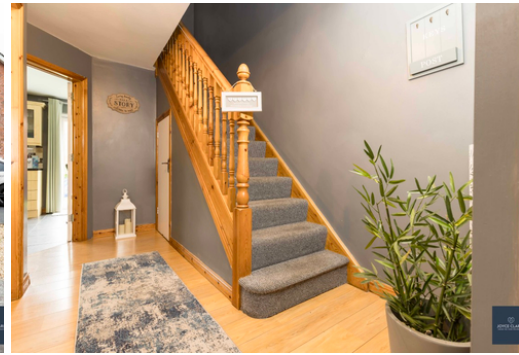
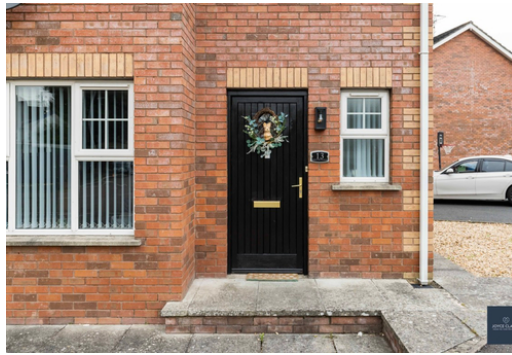




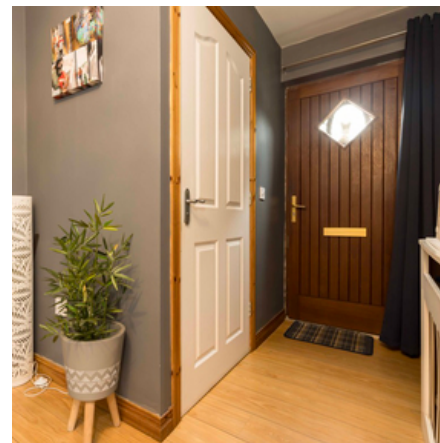
# JOYCE CLARKE

TAKING YOU HOME

We are delighted to bring 13 Bridgeford Meadows, Portadown to the sales market. This beautifully maintained red brick home is ideally located within easy walking distance of the Town Centre, local shops and schools. Number 13 comprises of a spacious living room with feature fireplace, open plan kitchen dining complete with a range of integrated appliances, and WC. On the first floor you will find three well proportioned bedrooms, and the family bathroom with separate shower and bath. Relax in the fully enclosed rear garden offering a mix of lawn and paved patio area. There is a tarmac driveway to the side for parking. This sale is chain free for your convenience, so get your viewing booked in through the sales team!



- Attractive red brick semi detached home in a highly convenient location
- Three well proportioned bedrooms
- Living room with feature fireplace
- Open plan kitchen dining with an excellent range of integrated appliances
- Downstairs WC
- Family bathroom with separate shower & bath
- Fully enclosed rear garden laid in lawn with paved patio
- Oil fire central heating
- Chain free





**ENTRANCE HALL**

Solid wood entrance doors with glazed panel. Wood effect laminate flooring. Double panel radiator. Storage closet under stairs.

**LIVING ROOM**

3.07m x 5.56m (10' 1" x 18' 3")  
Front aspect reception room with Bay window. Feature fireplace with wood surround and tiled hearth. Wood effect laminate flooring. Double panel radiator. TV point.

**KITCHEN DINING**

5.27m x 3.25m (17' 3" x 10' 8")  
Range of high and low level kitchen cabinets and under unit lighting. Round stainless steel bowl sink and drainer. Range of appliances include integrated fridge freezer, four ring electric hob with stainless steel extractor canopy above and oven below. Space for washing machine. Tiled flooring and splashback. Double UPVC patio doors leading to rear garden. Double panel radiator. TV point for wall mounted TV.

**GROUND FLOOR WC**

0.91m x 1.58m (3' 0" x 5' 2")  
Dual-flush WC and wash hand basin with pedestal. Single panel radiator. Window providing natural light. Wood effect laminate flooring.

**FIRST FLOOR LANDING**

Access to attic and hotpress

**BEDROOM ONE**

3.09m x 4.45m (10' 2" x 14' 7")  
Front aspect double bedroom with bay window. Single panel radiator. Wood effect laminate flooring. TV point for wall mounted TV.





**BEDROOM TWO**

3.1m x 4.38m (10' 2" x 14' 4")

Rear aspect double bedroom. Single panel radiator. Wood effect laminate flooring.

**BEDROOM THREE**

2.06m x 2.52m (6' 9" x 8' 3")

Front aspect bedroom. Wood effect laminate flooring. Single panel radiator. Built-in storage closet.

**FAMILY BATHROOM**

2.6m x 1.73m (8' 6" x 5' 8")

Four piece bathroom suite comprising of panel bath with shower head attachment and PVC panelling to walls, dual flush WC, wash hand basin with vanity unit below and tiled splashback, separate shower quadrant with electric shower and PVC panelling to walls. Tiled flooring. Double panel radiator. Extractor fan.

**OUTSIDE**

**FRONT**

Low maintenance front garden laid in decorative stone. Tarmac driveway to side of property.

**REAR**

Fully enclosed rear garden with gated access to driveway. Paved patio area. Garden laid in lawn. Oil tank and burner. Outside tap and lighting.



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.