



JOYCE CLARKE

TAKING YOU HOME

FOR SALE

18 Seagoe Road

Portadown

BT63 5HW

Bedroom	3
Reception	1
Bathroom	1



Immaculately presented 3 bedroom semi-detached family home with garage in a highly sought after area

Offers in Region of: £175,000

Viewing strictly by appointment only

Opening Times

Monday to Friday 9:00am - 5.30pm

Saturday 10:00am - 12.00pm

Sunday Closed

Open during lunchtime

028 3833 1111

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sales@joyceclarke.team

2 West Street, Portadown, BT62 3PD



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We are delighted to present 18 Seagoe Road to the sales market, a beautifully maintained family home that has so much to offer! The location simply couldn't be better, with local schools, Craigavon Hospital and Portadown Town Centre all within walking distance. The M1 is just a hop and a skip away for those wishing to travel further afield. Immaculately presented, this property has been updated over the years inside and out ensuring that it is bang up to date. Step inside and you will find a surprisingly large living room with multi fuel stove as the focal point. The heart of every home is the kitchen, and this one has a fantastic range of high and low solid wood storage units complimented by an array of recently fitted with integrated appliances. There is plenty room for a dining table to ensure this is a sociable room to entertain family and friends. Upstairs there are three well proportioned bedrooms, two of which have built in storage. The bathroom is a stunning modern shower room which is fully tiled. This home is equally as pleasing outside with a large garage sitting to one side, and a generous garden that is private to the rear. There is also super off street parking via the tarmac driveway with turning point to the rear. Must be viewed to fully appreciate how good this property is!



- Superb semi detached family home with garage set upon generous plot
- Beautifully maintained inside & out
- Fantastic open plan kitchen and dining with solid wood doors and an array recently fitted integrated appliances
- Large living room with multi fuel stove
- Three well proportioned bedrooms
- Modern fully tiled bathroom suite
- Generous detached garage with roller door
- Private garden to the rear
- Excellent parking with tarmac driveway to side and rear
- Chain free



Score	Energy rating	Current
92+	A	
81-91	B	
69-80	C	
55-68	D	
39-54	E	45 E
21-38	F	
1-20	G	

ENTRANCE HALL

Composite entrance door with ornate glazed panel leading to hallway. Tiled floor. Double panel radiator and thermostat.

LIVING ROOM

3.24m x 7.08m (10' 8" x 23' 3")

Laminate flooring. Double panel radiator. Feature fire place with multifuel stove set upon granite harth.

STORAGE CLOSET

Boiler. Plumbed for washing machine. Tiled floor.

KITCHEN/ DINER

3.44m x 4.74m (11' 3" x 15' 7")

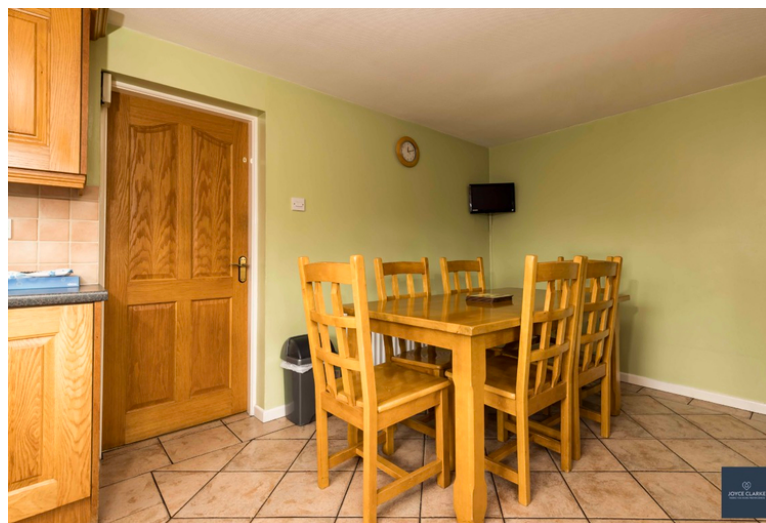
Dual aspect. High and low level storage units with solid wood doors. Recently fitted integrated dishwasher, eye level oven oven with extractor fan. One and a half bowl stainless steel sink. Double panel radiator. Tiled floor and splash back. UPVC door to garden.

BATHROOM

1.96m x 1.80m (6' 5" x 5' 11")

Jacuzzi style bath with centre mixer tap and MIRA spot power shower over. Floating sink with mixer tap and vanity unit below. Back to wall dual flush WC. Heated towel rail. Recessed lighting. Hotpress. Access to roof space.

LANDING



BEDROOM ONE

3.13m x 3.06m (10' 3" x 10' 0")

Rear aspect double bedroom. Single panel radiator. Laminate flooring. Recessed lighting.

BEDROOM TWO

3.03m x 3.05m (9' 11" x 10' 0")

Front aspect double bedroom. Built in wardrobe. Laminate flooring. Single panel radiator.

BEDROOM THREE

2.05m x 1.84m (6' 9" x 6' 0")

Front aspect bedroom. Built in wardrobe. Laminate flooring. Single panel radiator.

GARAGE

3.70m x 6.50m (12' 2" x 21' 4")

Roller door. WC and sink. Pedestrian door and side window.

OUTSIDE

FRONT

Pillared entrance with gates. Garden area to front laid in lawn.

Extensive tarmac driveway to include turning area at back.

REAR

Generous private garden to the rear laid in lawn. Outside tap to side

