



JOYCE CLARKE

TAKING YOU HOME

FOR SALE

16 Mountfield Lodge

Portadown

BT62 1WN

Bedroom	3
Reception	1
Bathroom	2



Beautifully presented three bedroom semi detached home with views of the countryside to the rear

Offers in excess of : £199,950

Viewing strictly by appointment only

Opening Times

Monday to Friday 9:00am - 5.30pm

Saturday 10:00am - 12.00pm

Sunday Closed

Open during lunchtime

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2 West Street, Portadown, BT62 3PD



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We are delighted to bring 16 Mountfield Lodge to the sales market, ideally located just past Scotch Street on the Moy Road and within easy reach of the motorway. This bright and spacious semi detached home is well positioned within this popular development and benefits from countryside views to the rear. Relax in the generous living room which has a multi fuel stove as a focal point. The kitchen is the full width of the property and thus has plenty of room for dining and living making this a very sociable area. It offers an excellent range of storage units, complimented by integrated appliances. Patio doors lead out onto the patio. A WC completes the ground floor. Upstairs you will find three great sized bedrooms, and a large family bathroom with separate shower and bath. The garden to the rear has a patio and lawn area, and leads to the tarmac driveway for off street parking. This house must be seen to fully appreciate just how good it is, get in touch with the sales team today!



- Beautifully presented semi detached with great natural lighting throughout
- Living room with multi fuel stove and beam mantle
- Fantastic sized kitchen with appliances open plan to dining living
- Ground floor WC
- Three double bedrooms
- Spacious family bathroom with corner bath and separate shower
- Energy efficient B85 rating
- Rear garden laid in lawn with patio area
- Tarmac driveway to side
- Beautiful views of the countryside to the rear
- Semi rural location within easy reach of M1, and Scotch street shops complex



Score	Energy rating	Current	Potential
92+	A		
81-91	B	85 B	85 B
69-80	C		
55-68	D		
39-54	E		
21-38	F		
1-20	G		

ENTRANCE HALL

Composite entrance door with glazed panel to side and fan light above. Wood effect laminate flooring. Single panel radiator.

LIVING ROOM

3.35m x 4.45m (11' 0" x 14' 7")

Front aspect reception room. Feature fireplace with multi fuel stove with tiled chamber, granite hearth and wood mantel above. TV point. Wood effect laminate flooring. Double panel radiator.

GROUND FLOOR WC

0.80m x 1.87m (2' 7" x 6' 2")

Back to wall dual flush WC. Wash hand basin with vanity unit below. Tiled flooring and splashback. Window providing natural light.

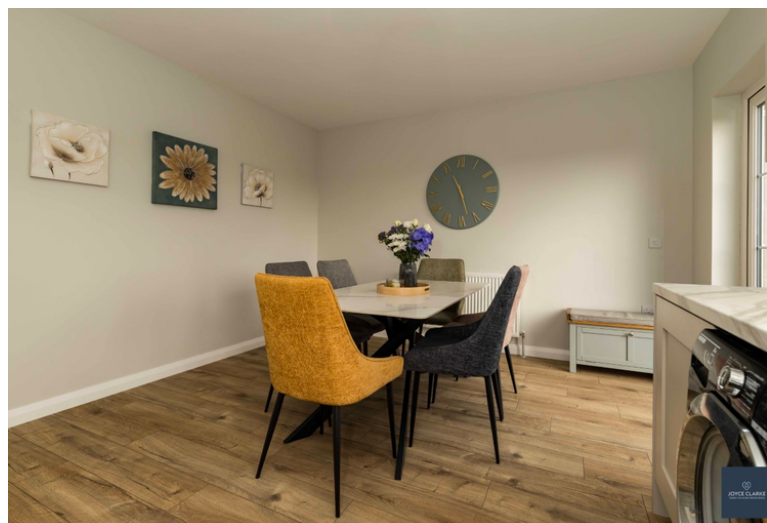
KITCHEN DINER

5.54m x 3.82m (18' 2" x 12' 6")

Excellent range of high and low level kitchen cabinets including under unit lighting. Range of appliances include electric oven, four ring electric hob with extractor fan and glass canopy above, integrated fridge freezer and dishwasher. Space for washing machine. Stainless steel sink and drainage unit with mixer tap. Double patio doors leading to rear garden. TV point. Recessed lighting to kitchen area. Wood effect laminate flooring. Double panel radiator

FIRST FLOOR LANDING

Access to floored attic via loft ladder. Window providing natural light. Power points.



MASTER BEDROOM

3.30m x 4.38m (10' 10" x 14' 4") (MAX)

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

BEDROOM TWO

3.31m x 3.88m (10' 10" x 12' 9") (MAX)

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

BEDROOM THREE

2.58m x 2.80m (8' 6" x 9' 2")

Front aspect bedroom. TV point. Single panel radiator.

FAMILY BATHROOM

2.47m x 2.31m (8' 1" x 7' 7")

Four piece bathroom suite comprising of corner bath with centre taps, back to wall dual flush WC, wash hand basin with vanity unit below and tiled shower quadrant with mains fed shower. Tiled flooring and splashback to bath and wash hand basin. Built-in storage cupboard. Single panel radiator. Extractor fan.

OUTSIDE

FRONT

Front garden laid in lawn with flowerbed. Tarmac driveway to side providing off street parking.

REAR

Rear garden laid in lawn. Tarmac patio area. Oil fired burner and oil tank. Outside tap and lighting. Space for shed. (Shed may be purchased by separate negotiation).

