



JOYCE CLARKE

TAKING YOU HOME

FOR SALE

6 Nicholson Green

Donaghcloney

BT66 7UY

Bedroom	4
Reception	1
Bathroom	3



Picture perfect four bedroom semi detached family home in a sought after location

Offers in Region of : £220,000

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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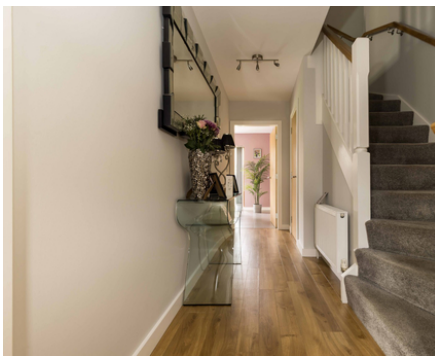




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We know you are going to love 6 Nicholson Green! This spacious semi-detached home is beautifully presented and flooded with natural light throughout. The ground floor comprises of a stunning living room with centrepiece stove and large kitchen / dining with a great range of high and low level units providing ample storage. French doors open onto the garden to provide the perfect space for hosting family and friends. A utility room and WC complete the ground floor. As you head upstairs you are met with a large landing leading into four well proportioned bedrooms, the master with en-suite, and a four piece family bathroom suite. This home will also impress on the outside, with a fully enclosed garden to the rear and tarmac drive to the side. Number 6 is in a highly sought after location with all local amenities within walking distance. We expect great interest in this property, get your viewing booked ASAP!



- Well presented semi detached home in a popular residential location
- Spacious living room with feature fireplace and multi-fuel stove
- Open plan kitchen / dining area with french doors to garden
- Four well appointed bedrooms (master en suite)
- Utility & downstairs WC
- Tarmac drive to side providing ample parking
- Energy efficient "B84" rating
- Great location within walking distance to schools, shops and transport links



Score	Energy rating	Current	Potential
92+	A		
81-91	B		81 B
69-80	C	77 C	
55-68	D		
39-54	E		
21-38	F		
1-20	G		

ENTRANCE HALL

UPVC entrance door with glazed panel. Wood effect laminate flooring. Built-in storage closet with shelving. Double panel radiator.

LIVING ROOM

4.25m x 5.42m (13' 11" x 17' 9")

Spacious, dual-flush aspect reception room. Feature fireplace with multi fuel stove on granite hearth. Wood effect laminate flooring. Double panel radiator

KITCHEN DINER

5.38m x 3.49m (17' 8" x 11' 5")

Range of high and low level two tone kitchen cabinets with gloss slab doors including larder style unit. Range of appliances include electric oven four ring electric hob with stainless steel extractor above, integrated fridge freezer and dishwasher. Stainless steel one and half bowl sink and drainage unit. Tiled flooring and splashback to hob. Double panel radiator. UPVC double patio doors with large glazed panels to either side giving access to rear garden. TV point for wall mounted TV. Recessed lighting to kitchen area.

UTILITY ROOM

1.18m x 2.85m (3' 10" x 9' 4")

Low level units with worktop space and shelving. Stainless steel sink and drainage unit. Space for washing machine and tumble dryer. Tiled flooring. Double panel radiator. Extractor fan.

GROUND FLOOR WC

Back to wall dual flush WC and corner wash hand basin with pedestal. Tiled flooring and splashback. Single panel radiator.

FIRST FLOOR LANDING

Access to attic. Power point.

MASTER BEDROOM

3.78m x 3.88m (12' 5" x 12' 9") (MAX)

Front aspect double bedroom. TV and telephone points. Double panel radiator.



ENSUITE

2.67m x 0.99m (8' 9" x 3' 3")

Tiled shower enclosure with mains fed shower including rainfall shower head and additional showerhead attachment. Back to wall dual flush WC and wash hand basin with pedestal. Tiled flooring and splashback. Single panel radiator. Recessed lighting. Extractor fan. Window providing natural light.

BEDROOM TWO

2.79m x 3.51m (9' 2" x 11' 6")

Rear aspect double bedroom. Double panel radiator.

BEDROOM THREE

3.79m x 3.52m (12' 5" x 11' 7") (MAX)

Rear aspect double bedroom. Double panel radiator.

BEDROOM FOUR

2.74m x 3.44m (9' 0" x 11' 3") (MAX)

Front aspect bedroom. Range of fitted bedroom furniture including clothes rails, shelving, drawers and dressing table. Double panel radiator.

FAMILY BATHROOM

2.68m x 1.96m (8' 10" x 6' 5")

Four piece bathroom suite comprising of panel bath with shower head attachment back to wall dual flush WC, wash hand basin with pedestal and separate tiled shower enclosure with mains fed shower. Tiled flooring and splashback to bath and sink. Single panel radiator. Extractor fan. Recessed lighting

OUTSIDE

FRONT GARDEN

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

REAR GARDEN

Fully enclosed rear garden with gated access to driveway. Majority of garden laid in lawn. Paved patio area. Outside lighting. Oil tank and oil fired burner.

