



JOYCE CLARKE

TAKING YOU HOME

FOR SALE

19 Lisnisky Lodge

Portadown

BT63 5GT

| | |
|-----------|---|
| Bedroom | 3 |
| Reception | 1 |
| Bathroom | 2 |



Beautifully presented detached home with garage in a highly sought after area

Offers in Region of: £269,000

Viewing strictly by appointment only

Opening Times

Monday to Friday 9:00am - 5.30pm
Saturday 10:00am - 12.00pm
Sunday Closed

Open during lunchtime

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JOYCE CLARKE

TAKING YOU HOME

19 Lisnisky Lodge is sure to tick all the boxes for you, and enjoys one of the most sought after addresses around with schools, shops and Portadown town centre all just a hop and a skip away! This beautifully presented home offers a spacious lounge with wood burning stove, open plan kitchen dining with a great range of storage units and integrated appliances, generous sunroom with patio doors leading to garden, and utility room and ground floor WC. On the first floor there are three fantastic sized bedrooms, master with ensuite shower room, and the family bathroom with separate shower and bath. A detached garage provides excellent storage, and the fully enclosed garden is south facing for those who enjoy the sun! It is low maintenance with attractive brick paving. Parking is via the tarmac driveway to the side. This home must be viewed to fully appreciate all that it has to offer!



- Beautifully presented detached home within walking distance of schools, shops and Portadown town centre.
- Three double bedrooms
- Living room with feature fireplace and wood burning stove
- Open plan kitchen dining with great range of storage & display cabinets complimented by integrated appliances
- Sunroom with patio doors leading onto garden
- Utility room and ground floor WC
- Family bathroom with separate shower and bath
- Detached garage
- Low maintenance South facing rear garden laid in decorative paving



| Score | Energy rating | Current | Potential |
|-------|---------------|---------|-----------|
| 92+ | A | | |
| 81-91 | B | | |
| 69-80 | C | 74 C | 74 C |
| 55-68 | D | | |
| 39-54 | E | | |
| 21-38 | F | | |
| 1-20 | G | | |

ENTRANCE HALL

UPVC door with glazed panel. Tiled flooring. Double panel radiator. Built-in cloak room. Telephone point.

LIVING ROOM

4.04m x 4.11m (13' 3" x 13' 6")

Front aspect reception room with bay window. Feature fireplace with wood burning stove stone surround, granite hearth and brick lined chamber. Wood effect laminate flooring. TV point. Double panel radiator.

KITCHEN DINER

6.36m x 3.21m (20' 10" x 10' 6")

Excellent range of high and low level kitchen cabinets including display cabinets with glazed panels and lighting. Range of appliances include four ring electric hob with stainless steel extractor canopy above, double oven built-in microwave, integrated fridge freezer and dishwasher. Stainless steel one and half bowl sink and drainage unit. Double panel radiator. TV point for wall mounted TV. Tiled flooring and splashback. Recessed lighting. Open plan to sunroom.

SUNROOM

2.97m x 1.68m (9' 9" x 5' 6")

UPVC double patio doors leading to rear garden. Recessed lighting. Double panel radiator. TV point.

UTILITY ROOM

2.35m x 1.68m (7' 9" x 5' 6")

Low level units and larder style unit. Walk-in larder unit with shelving. Washing machine. Space for tumble dryer. Stainless steel sink and drainage unit. Tiled flooring and splashback. UPVC door with glazed panel.

GROUND FLOOR WC

Dual flush WC and wash hand basin with vanity unit below. Tiled flooring and splashback. Single panel radiator.

FIRST FLOOR LANDING

Access to hotpress. Access to floored attic. Power point. Window providing natural light.

MASTER BEDROOM

4.13m x 3.55m (13' 7" x 11' 8") (MAX)

Front aspect double bedroom with bay window. Single panel radiator. TV point for wall mounted TV. Wardrobes.



ENSUITE

2.12m x 2.35m (6' 11" x 7' 9") (MAX)

Shower enclosure with PVC panelling, mains fed shower including rainfall shower head and additional showerhead attachment, wash hand basin with vanity unit below and dual-flush WC. Single panel radiator. Tiled flooring and splashback. Extractor fan.

BEDROOM TWO

3.59m x 3.63m (11' 9" x 11' 11")

Rear aspect double bedroom. TV point for wall mounted TV. Telephone point. Single panel radiator.

BEDROOM THREE

2.67m x 3.64m (8' 9" x 11' 11")

Side aspect double bedroom. TV point for wall mounted TV. Single panel radiator.

FAMILY BATHROOM

2.53m x 1.88m (8' 4" x 6' 2")

Four piece bathroom suite comprising of panel bath with shower head attachment, dual flush WC, wash hand basin with vanity unit below and tiled shower enclosure with electric shower. Heated towel rail. Tiled flooring and half tiled walls. Extractor fan.

OUTSIDE

FRONT GARDEN

Fully enclosed front garden with gated access to driveway. Laid in decorative stone. Paved pathway to front garden.

GARAGE

3.23m x 5.27m (10' 7" x 17' 3")

Roller garage door. UPVC pedestrian door with glazed panel. Lighting and power points. Oil fired burner.

REAR GARDEN

Fully enclosed, low maintenance south facing garden with gated access to driveway and additional gate to other side. Garden laid in decorative paving. Outside lighting and tap. Oil tank.

