



**JOYCE CLARKE**

TAKING YOU HOME

## FOR SALE

3 Cherry Grove

Annaghmore

Portadown

BT62 1BL

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



Impressive three bedroom family home in highly sought after Country Armagh countryside location.

Offers in Region of: £185,000

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

[www.joyceclarke.team](http://www.joyceclarke.team)

[sales@joyceclarke.team](mailto:sales@joyceclarke.team)

2 West Street, Portadown, BT62 3PD



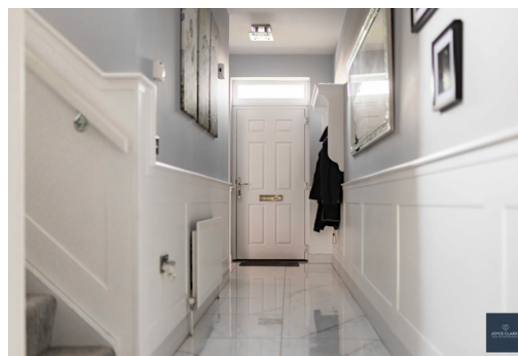


# JOYCE CLARKE

TAKING YOU HOME

3 Cherry Grove is an address in which to live and relax in style, located in the tranquil surroundings of the County Armagh countryside. Whilst enjoying all the benefits of rural living, the property still remains within easy travelling distance of the M1 motorway link, Portadown, Dungannon, Moy and Armagh. The location also benefits from having a great range of local schools and the local treasures of Ardross House, The Argory and Peatlands Park close by.

This excellent property comprises dual aspect living room with wood burning stove, kitchen diner with full range of integrated appliances, utility room and ground floor WC. The first floor accommodation includes three bedrooms, master with ensuite and family bathroom with separate bath and shower. Siting on a private site, this family home gives an abundance of rear garden space with south west aspect and two paved patio areas .



- Immaculate presented semi detached in a idyllic location
- Dual aspect living room with wood burning stove
- Master bedroom with ensuite
- Utility room & downstairs WC
- Family bathroom and separate bath and shower
- Ideally located with M1 link just a few minutes away
- Raised internal ceiling heights
- Energy efficient home 'B' 84 Rating
- Chain free
- 1097 Square Feet



| Score | Energy rating | Current | Potential |
|-------|---------------|---------|-----------|
| 92+   | A             |         |           |
| 81-91 | B             | 84 B    | 84 B      |
| 69-80 | C             |         |           |
| 55-68 | D             |         |           |
| 39-54 | E             |         |           |
| 21-38 | F             |         |           |
| 1-20  | G             |         |           |

## ENTRANCE HALL

Composite entrance door with glazed panel above. Tiled flooring. Panelling to walls in hallway and stairs. Single panel radiator. Power points.

## LIVING ROOM

4.03m x 4.29m (13' 3" x 14' 1")

Dual aspect reception room with feature fireplace including wood mantle. Wood burning stove with slate hearth, surround, tiled chamber and feature lighting. TV and telephone points. Double panel radiator.



## KITCHEN DINER

5.30m x 2.86m (17' 5" x 9' 5")

Excellent range of high and low level kitchen cabinets. Range of appliances include electric oven, four ring electric hob with stainless steel extractor canopy above and integrated dishwasher. Space for American style fridge freezer and microwave. Stainless steel one and half bowl sink and drainage unit. Tiled flooring and splashback. Feature stone clad wall to dining area. TV point. UPVC double patio doors to rear garden.



## UTILITY ROOM

1.63m x 1.99m (5' 4" x 6' 6")

Low level unit. Space for washing machine and tumble dryer. Stainless steel sink and drainage unit. Single panel radiator. Storage closet.

## GROUND FLOOR WC

2.27m x 0.96m (7' 5" x 3' 2")

Dual flush WC and wash hand basin with pedestal. Half tiled walls and flooring. Single panel radiator. Extractor fan.



## FIRST FLOOR LANDING

Single panel radiator. Power points. Windows providing natural light. Access to storage closet. Access to floored attic, with loft ladder and lighting.



## BEDROOM 1

3.26m x 3.97m (10' 8" x 13' 0")

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

## ENSUITE

1.58m x 1.96m (5' 2" x 6' 5")

Tiled shower enclosure with mains fed shower. Dual flush WC and wash hand basin with pedestal. Tiled flooring. Recessed lighting. Extractor fan.

## BEDROOM TWO

2.71m x 3.26m (8' 11" x 10' 8")

Front aspect double bedroom. Single panel radiator.

## BEDROOM THREE

2.53m x 3.27m (8' 4" x 10' 9")

Front aspect bedroom. Single panel radiator.

## FAMILY BATHROOM

1.99m x 2.74m (6' 6" x 9' 0")

Four piece bathroom suite comprising of panel bath, separate tiled shower quadrant with mains fed shower, dual flush WC and wash hand basin with pedestal. Tiled flooring and splashback to bath and wash hand basin. Heated towel rail. Recessed lighting . Extractor fan.

## FRONT GARDEN

Front garden laid in lawn. Decorative stone driveway to side.

## REAR GARDEN

Fully enclosed south-west facing garden with gated access to driveway. Paved patio area with additional raised paved patio area to side of property. Garden laid in lawn. Space for shed. Oil tank and burner.

