



JOYCE CLARKE

TAKING YOU HOME

FOR SALE

20 Richmount Gardens

Lurgan

BT66 8PU

Bedroom	3
Reception	1
Bathroom	2



Immaculately presented three bedroom mid terraced property finished to a high standard throughout

Offers in Region of: £115,000

Opening Times

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

Viewing strictly by appointment only

028 3833 1111

www.joyceclarke.team
sales@joyceclarke.team
2 West Street, Portadown, BT62 3PD



JOYCE CLARKE

TAKING YOU HOME

20 Richmount Gardens truly must be viewed to fully appreciate just how good it is! This surprisingly spacious home has been fully modernised throughout leaving little to do only move in! The generous living room has a bay window and feature fireplace, leading to the modern fitted kitchen. This comes with an array of sleek storage units with granite work surfaces, complimented by coordinating island with seating area. There are a number of integrated appliances including oven, hob and fridge freezer. Upstairs the fully tiled bathroom is quite the show stopper with free standing bath, and also separate shower quadrant. Each of the three bedrooms are a good size, with the master benefitting from built in storage. A super addition to this well presented home is the "Man Cave" to the rear which is ideal for a home office. It is also plumbed for washing machine. All in all this is a cracking first time buy, and we can't recommend it highly enough to you!



- Spacious mid terraced property in immaculate condition
- Stunning modern bathroom suite with free standing bath and separate shower quadrant
- Impressive kitchen with integrated appliances, granite work surfaces and coordinating island
- Three well proportioned bedrooms
- Living room with bay window and feature fireplace and beam mantle
- Ground floor WC
- Man Cave to rear plumbed for washing machine. Ideal for home office
- Energy efficient gas heating
- Walking distance to schools, shops & amenities



Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C	74 C	75 C
55-68	D		
39-54	E		
21-38	F		
1-20	G		

ENTRANCE HALL

Composite entrance door with decorative glazed panels. Single panel radiator. Wood effect laminate flooring.

LIVING ROOM

4.27m x 4.33m (14' 0" x 14' 2") (Exc Bay)

Reception room with bay window. Feature fireplace with stove effect tiled chamber granite hearth and wood mantel above. Double panel radiator. Doors with decorative frosted glass detailing to entrance hall and kitchen. Wood effect laminate flooring.

KITCHEN DINER

Impressive kitchen with extensive range of high and low level kitchen cabinets with solid wood doors and granite worktops, upstand and splashback to hob. Feature granite peninsula . Saucepan drawers and corner carousel unit. Feature kickboard lighting . Underfitted stainless steel sink with mixer tap. Range of appliances include electric oven, four ring electric hob with glass extractor canopy above the integrated fridge freezer. Space for washing machine . Recessed lighting. Wood effect laminate flooring. Double panel radiator. TV point.

GROUND FLOOR WC

0.91m x 4.18m (3' 0" x 13' 9")

Dual flush WC. Wood effect laminate flooring. Storage area.

REAR PORCH

UPVC door with glazed panel giving access to rear. Wood effect laminate flooring.

FIRST FLOOR LANDING

Single panel radiator . Access to attic and hotpress with gas boiler.

BEDROOM ONE

3.35m x 3.65m (11' 0" x 12' 0") (max)

Front aspect double bedroom. Double mirrored door slide wardrobe with range of clothes rail, shelving and drawers. Single panel radiator.



BEDROOM TWO

3.35m x 3.11m (11' 0" x 10' 2")

Rear aspect double bedroom . Built -in storage closet with mirrored door panel. Single panel radiator. Wood effect laminate flooring.

BEDROOM THREE

2.54m x 2.76m (8' 4" x 9' 1") (max)

Front aspect bedroom . Built-in double door storage closet with mirrored door panels. Single panel radiator. Wood effect laminate flooring.

FAMILY BATHROOM

2.7m x 1.66m (8' 10" x 5' 5")

Four piece bathroom suite comprising of freestanding bath with centre taps, dual flush WC, floating wash hand basin with vanity below and separate shower quadrant with wall panelling mains fed shower and additional rainfall showerhead. Fully tiled walls and flooring. Heated towel rail. Recessed lighting. PVC Panelling to ceiling. Extractor fan.

MAN CAVE / UTILITY ROOM

4.47m x 2.28m (14' 8" x 7' 6")

Dual aspect entertaining space. Solid wood door with glazed panels. Lighting and range of power points. Worktop space with low level storage cupboard. Space for washing machine and tumble dryer. Vinyl flooring.

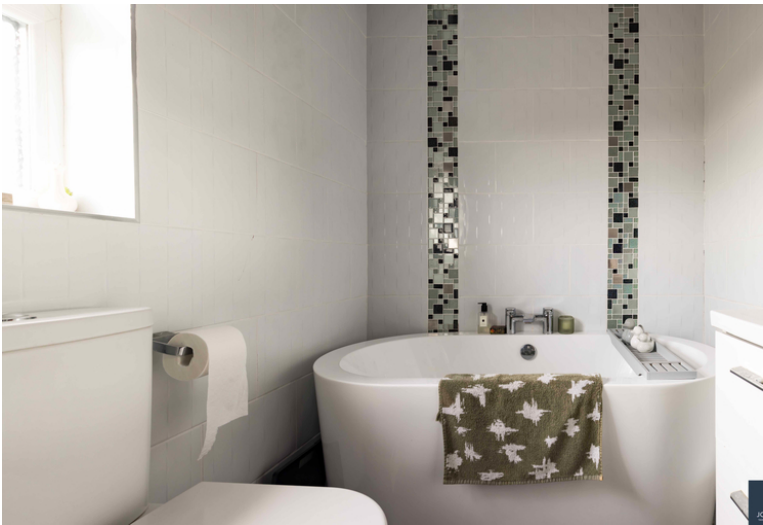
OUTSIDE

FRONT

Enclosed front garden with gated access. Paved path leading to front door. Laid in lawn. Flower bed with mature planting.

REAR

Low maintenance split level paved area. Gated access to rear.



We endeavour to make our sales details accurate and reliable, however they should not be relied on as statements or representations of fact and they do not constitute any part of an offer or contract. The seller does not make any representation or give any warranty in relation to the property and we have no authority to do so on behalf of the seller. Any information given by us in these sales details or otherwise is given without responsibility on our part. Services, fittings and equipment referred to in the sales details have not been tested (unless otherwise stated) and no warranty can be given as to their condition. We strongly recommend that all information, which we provide, about the property is verified by yourself or your advisers. Site plans on brochures are not drawn to scale, however we are happy to provide scale drawings from our office. Antisla's impressions are for illustrative purposes only. All details including materials, finishes etc.