



Spacious 4/5 Bedroom Detached Property With Garage
Located In A Popular Suburban Residential Area Just Off The Mahon Road
Convenient To Local Shops, Schools And Amenities

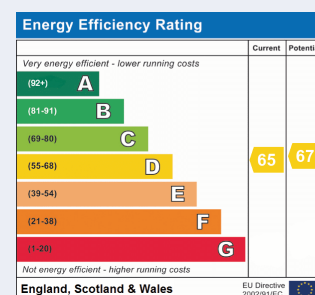


3 Clendinning Avenue, Portadown, Co Armagh BT62 3WJ

- Entrance porch and entrance hall
- Lounge with open fireplace
- Dining room with patio doors
- Kitchen
- Utility room
- Downstaire W.C.
- Study/Bedroom 5
- 4 Bedrooms (all with built-in wardrobe)
- Bathroom with white suite
- Oil central heating (with energy efficient condensing boiler)
- PVC Double glazed windows
- Integral garage
- Brick paved driveway
- Front garden laid in lawn
- Enclosed rear garden laid in lawn

PRICE GUIDE £210,000

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Entrance porch

6' 4" x 4' 8" (1.93m x 1.42m) PVC front door with glazed side panel, corniced ceiling, door to entrance hall

Entrance hall

17' 7" x 4' 1" (5.36m x 1.24m) Two double built-in cloaks/storage cupboards, under-stairs storage cupboard, corniced ceiling

Lounge

13' 9" x 13' 5" (4.19m x 4.09m) 13' 9" x 13' 5" (4.19m x 4.09m) Mahogany fireplace with marble inset and hearth, feature box bay window, corniced ceiling, sliding doors to dining room

Dining room

15' 1" x 10' 11" (4.60m x 3.33m) Corniced ceiling, patio doors to rear garden, door to kitchen

Kitchen

10' 11" x 10' 10" (3.33m x 3.30m) Laminate high and low level units with double bowl stainless steel sink, plumbed for dishwasher, space for cooker, extractor fan, space for fridge freezer, partially tiled walls

Utility room

9' 2" x 5' 9" (2.79m x 1.75m) Laminate high and low level units with stainless steel sink, plumbed for washing machine, ½ glazed PVC door to rear, door to integral garage

Study/Bedroom 5

14' 7" x 6' 8" (4.45m x 2.03m) Corniced ceiling

Downstairs w.c.

6' 4" x 5' 2" (1.93m x 1.57m) White suite comprising wash hand basin & w.c.

Landing

11' 3" x 5' 10" (3.43m x 1.78m) Shelved hotpress, corniced ceiling

Bedroom 1

13' 6" x 13' 1" (4.11m x 3.99m) Feature box bay window, built-in wardrobe with vanity unit and wash hand basin, corniced ceiling

Bedroom 2

13' 6" x 11' 9" (4.11m x 3.58m) Built-in wardrobe with vanity unit and wash hand basin, corniced ceiling

Bedroom 3

10' 6" x 10' 3" (3.20m x 3.12m) Built-in wardrobe, corniced ceiling

Bedroom 4

14' 8" x 6' 6" (4.47m x 1.98m) Built-in wardrobe, corniced ceiling

Bathroom

7' 9" x 6' 6" (2.36m x 1.98m) White suite comprising panelled bath with shower above, wash hand basin, w.c., partially tiled walls

Integral garage

20' 9" x 8' 11" (6.32m x 2.72m) Up and over door

Outside

Front garden laid in lawn

Brick paved driveway

Enclosed rear garden laid in lawn with timber boundary fencing

