



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



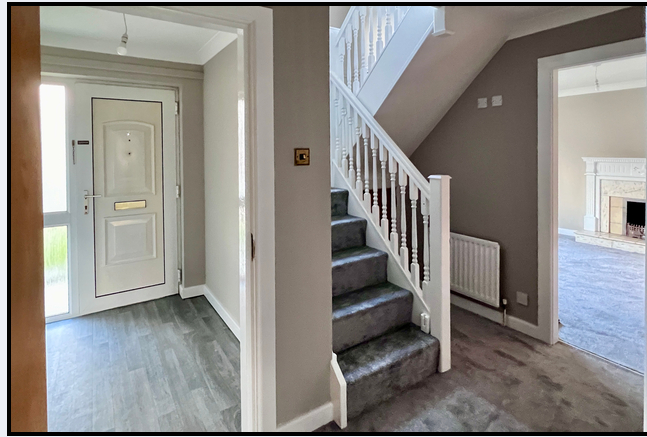
18 Clendinning Avenue, Portadown, Co Armagh BT62 3WJ

- Entrance porch and entrance hall
- Downstairs w.c.
- Lounge with open fireplace
- Dining room with patio doors
- Newly installed kitchen and utility room
- 4 Bedrooms
- Newly installed modern bathroom
- Oil central heating (with energy efficient condensing boiler)
- PVC double glazed windows
- Attached garage
- Brick paved driveway
- Front and rear gardens

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92+)	A		
(81-91)	B		
(69-80)	C		
(55-68)	D	64	67
(39-54)	E		
(21-38)	F		
(1-20)	G		
Not energy efficient - higher running costs			
England, Scotland & Wales			
EU Directive 2002/91/EC			

PRICE GUIDE £210,000

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Entrance porch

6' 5" x 4' 9" (1.96m x 1.45m) PVC Front door with glazed side panel, corniced ceiling, door to entrance hall

Downstairs w.c.

6' 5" x 4' 11" (1.96m x 1.50m) newly installed modern white suite comprising wash hand basin & w.c.

Entrance hall

11' 0" x 4' 8" (3.35m x 1.42m) Painted balustrade staircase, under-stairs storage cupboard, double door cloaks/storage cupboard, corniced ceiling

Walk-in store room/small study

7' 7" x 4' 10" (2.31m x 1.47m)

Lounge

14' 5" x 12' 3" (4.39m x 3.73m) Painted wooden fireplace with marble inset and hearth, feature box bay window, corniced ceiling, opening to dining room

Dining room

13' 7" x 10' 0" (4.14m x 3.05m) Double patio doors to rear garden, door to kitchen, corniced ceiling

Kitchen

10' 0" x 9' 2" (3.05m x 2.79m) Newly installed grey shaker style kitchen comprising high and low level units with 1½ bowl stainless steel sink, plumber for dishwasher, built-in over & ceramic hob, stainless steel extractor hood and splashback, space for fridge freezer

Utility room

10' 0" x 5' 3" (3.05m x 1.60m) Newly installed units to match kitchen with stainless steel sink, plumbed for washing machine, ½ glazed PVC door to rear

Landing

9' 3" x 8' 4" (2.82m x 2.54m) Shelved hotpress, access to roofspace with pull-down ladder, corniced ceiling

Bedroom 1

13' 2" x 12' 4" (4.01m x 3.76m) Feature box bay window, corniced ceiling

Bedroom 2

15' 8" x 11' 4" (4.78m x 3.45m) Corniced ceiling

Bedroom 3

13' 0" x 8' 3" (3.96m x 2.51m) (at widest) Corniced ceiling

Bedroom 4

10' 2" x 7' 7" (3.10m x 2.31m) Built-in wardrobe, corniced ceiling

Bathroom

7' 9" x 6' 8" (2.36m x 2.03m) Newly installed modern white suite comprising panelled bath with shower above, vanity unit with wash hand basin, w.c., walls partially PVC panelled

Outside

Front garden laid in lawn

Brick paved driveway

Enclosed rear garden laid in lawn with paved patio area

Garage

21' 0" x 9' 0" (6.40m x 2.74m) Up and over door, two stores at rear

