



JOYCE CLARKE

TAKING YOU HOME

FOR SALE

45 Lime Grove

Lurgan

BT66 8HL

Bedroom	3
Reception	1
Bathroom	2



Immaculately presented three bedroom mid terraced property set within a highly regarded area close to Lurgan Park

Offers in Region of: £122,500

Opening Times

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

Open during lunchtime

Viewing strictly by appointment only

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45 Lime Grove is a fully modernised mid terraced home set within a popular location, just minutes walk from schools, shops and the very beautiful Lurgan Park. It is surprisingly spacious inside offering three generous bedrooms, two of which have built in storage closets. Relax in the comfortable living room with feature brick fireplace and beam mantle over. The modern kitchen is beautiful with an array of high and low level storage units and Belfast style sink. It is complimented by a number of integrated appliances, and has plenty of room for dining. The bathrooms are finished to a high standard and include a downstairs WC and shower room to the first floor. A garage is set to the rear with a pedestrian door to garden, and up and over door to rear. The gardens are low maintenance with attractive brick paving. This beautifully maintained home must be viewed to fully appreciate just how good it is!



- Three bedrooms (two with built in wardrobes)
- Open plan kitchen diner with excellent range of integrated appliances
- Living room with feature brick fireplace and beam mantle
- Downstairs WC
- Modern shower room
- Garage to rear plumbed for washing machine
- Fully enclosed garden to rear laid in attractive brick paving
- Super location within easy reach of schools, shops and Lurgan Park



ENTRANCE HALL

uPVC entrance door with feature glazed panel and side window

HALLWAY

Ornate tiled flooring. Single panel radiator. Storage closet built into stairs. Walk in storage closet. Part glazed uPVC door to rear.

LIVING ROOM

3.87m x 3.78m (12' 8" x 12' 5")

Feature brick fireplace with beam mantle and tiled hearth. Double panel radiator. Engineered wood flooring

DOWNSTAIRS WC

2.08m x 0.98m (6' 10" x 3' 3")

Floating sink with mixer tap and vanity unit below. Back to wall dual flush WC Heated towel rail. Tiled floor and splashback window.

KITCHEN/DINING ROOM

3.27m x 3.85m (10' 9" x 12' 8")

Modern kitchen with comprehensive range of high and low level units. Integrated appliances to include eye level Hoover oven and grill, Beko four ring ceramic hob with stainless steel extractor over, space for American style fridge freezer, ceramic Belfast style sink and drainer with mixer tap. Tiled floor and splash back. Double panel radiator. Recessed lighting.

LANDING

Storage closet, access to roofspace.



SHOWER ROOM

Corner shower cubicle with electric Triton shower and Upvc wall panelling. Circular sink with mixer tap and vanity unit below. Back to wall dual flush WC. Heated towel rail. Recessed lighting. Tiled floor and splash back. Window. Extractor.

MASTER BEDROOM

2.78m x 3.91m (9' 1" x 12' 10")

Rear aspect double bedroom. Single panel radiator. Two storage closets.

BEDROOM 2

2.97m x 3.78m (9' 9" x 12' 5")

Front aspect double bedroom. Single panel radiator. Built in storage closet.

BEDROOM 3

2.90m x 2.55m (9' 6" x 8' 4")

Front aspect bedroom. Single panel radiator.

FRONT GARDEN

Front garden laid in lawn.

BACK GARDEN

Fully enclosed garden to rear laid in attractive paving. Outside tap. Oil tank. Access gate to rear.

GARAGE

2.41m x 6.39m (7' 11" x 21' 0")

Up and over door. Power and light. Plumbed for washing machine. Boiler unit.

