

**Superb 4 Bedroom Detached House With Sun Lounge
Ideally Located Close To Local Schools, Craigavon Area Hospital
And M1 Motorway Access**

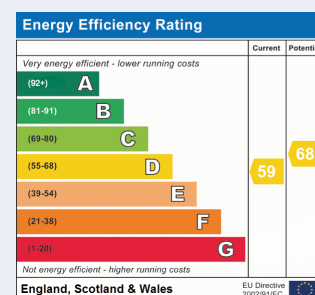


22 Lisnisky Lodge, Portadown, Co Armagh BT63 5GT

- Entrance hall with laminate floor
- Lounge with open fireplace
- Family room
- Cream coloured kitchen with built-in appliances
- Open plan dining area
- Master bedroom with en-suite
- Modern bathroom with white suite
- Oil central heating
- PVC double glazed windows
- Tarmac driveway
- Front garden laid in lawn
- Enclosed rear garden

PRICE GUIDE £265,000

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Entrance Hall

14' 8" x 6' 4" (4.47m x 1.93m) Front door, laminate floor, under stairs storage cupboard

Lounge

14' 1" x 11' 1" (4.29m x 3.38m) Pine fireplace with cast iron inset, laminate floor, glazed double doors to family area

Kitchen

21' 8" x 13' 7" (6.60m x 4.14m) Cream coloured kitchen with high & low level units, built in oven, hob, extractor fan, fridge, freezer, dishwasher, 1½ bowl stainless steel sink, partially tiled walls, tiled floor open plan to dining/family area, glazed double doors to sun room

Sun Room

13' 9" x 9' 3" (4.19m x 2.82m) Laminate floor, patio doors

Utility Room

8' 0" x 6' 3" (2.44m x 1.91m) Plumbed for washing machine, tiled floor

W.c.

6' 3" x 2' 10" (1.91m x 0.86m) W.c & wash hand basin, tiled floor

1st Floor

Landing, Hot press

Bedroom 1

12' 9" x 11' 0" (3.89m x 3.35m) Laminate floor

En-suite

8' 2" x 5' 6" (2.49m x 1.68m) White suite comprising large walk-in shower with tiled walls, wash hand basin, w.c, tiled floor

Bedroom 2

11' 0" x 10' 2" (3.35m x 3.10m) Laminate floor

Bedroom 3

11' 2" x 10' 0" (3.40m x 3.05m) Laminate floor

Bathroom

7' 9" x 7' 8" (2.36m x 2.34m) Modern white suite comprising shower bath with shower, wash hand basin, w.c, partially tiled walls, tiled floor

Outside

Front garden laid in lawn, tarmac driveway

Rear garden with patio area leading to play area

