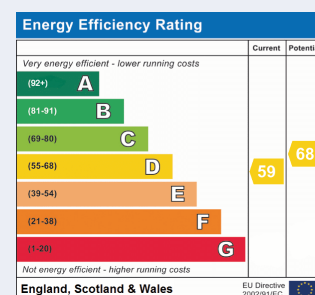


**Superb 4 Bedroom Detached House With Sun Lounge  
Ideally Located Close To Local Schools, Craigavon Area Hospital  
And M1 Motorway Access**



**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
- Downstairs W.C.
- 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 £249,950**

*These details do not constitute any part of an offer or contract. None of the statements contained in this sales brochure are to be relied on as statements or representations of fact and any intending purchaser must satisfy themselves by inspection or otherwise as to their correctness. The vendor does not make or give, and neither Alastair Stevenson the Property Spot nor any person in its employment has any authority to make or give any representation or warranty whatsoever in relation to this property. All dimensions are approximate and are taken at widest points*





## Superb 4 Bedroom Detached House With Sun Lounge

Ideally Located Close To Schools, Craigavon Area Hospital

And M1 Motorway Access

### 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

