



**Spacious Four Bedroom Detached House
Offering Excellent Family Accommodation
On A Corner Site With South Facing Rear Garden
Convenient To Many Local Amenities & M1 Motorway**



31 Lynedale Manor, Portadown, Co Armagh BT63 5TE

- Entrance hall
- Lounge with hole in the wall fireplace
- Family room
- Maple effect shaker style kitchen
- Built in appliances
- Dining/family area with patio doors
- Utility room & downstairs w.c
- Four bedrooms
- Master bedroom with modern en-suite
- Bathroom with bath and corner shower cubicle
- PVC double glazed windows
- Oil fired heating
- Front garden in lawn
- South facing rear garden
- Large shed on a concrete/brick base

PRICE GUIDE £235,000

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

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92+)	A		
(81-91)	B		
(69-80)	C		
(55-68)	D		
(39-54)	E	56	61
(21-38)	F		
(1-20)	G		
Not energy efficient - higher running costs			
England, Scotland & Wales			
EU Directive 2002/91/EC			



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Entrance Hall

18' 0" x 6' 0" (5.49m x 1.83m) PVC front door, laminate floor

Lounge

15' 0" x 10' 5" (4.57m x 3.17m) Hole in the wall fireplace with real flame gas fire, laminate floor, ½ glazed double doors to kitchen

Family Room

14' 10" x 10' 5" (4.52m x 3.17m) Laminate floor

Kitchen

20' 6" x 11' 8" (6.25m x 3.56m) Maple effect shaker style kitchen with high and low level units, built in oven, hob, extractor fan, dishwasher, fridge, freezer, 1½ bowl stainless steel sink, partially tiled walls, tiled floor, open plan to dining/family area with patio doors

Rear Hall

6' 0" x 2' 10" (1.83m x 0.86m)

W.c

5' 2" x 3' 6" (1.57m x 1.07m) W.c & wash hand basin, tiled floor

Utility Room

6' 10" x 6' 4" (2.08m x 1.93m) Maple effect high and low level units, stainless steel sink, plumbed for washing machine

1st floor landing

Hot press, built in cupboard

Bedroom 1

13' 10" x 10' 5" (4.22m x 3.17m)

En-suite

7' 0" x 6' 1" (2.13m x 1.85m) Modern white suite comprising corner shower cubicle with panelled walls, wash hand basin with 2 drawers underneath, w.c

Bedroom 2

12' 9" x 10' 5" (3.89m x 3.17m)

Bedroom 3

13' 6" x 10' 5" (4.11m x 3.17m)

Bedroom 4

13' 0" x 7' 0" (3.96m x 2.13m)

Bathroom

9' 6" x 9' 5" (2.90m x 2.87m) White suite comprising panelled bath, wash hand basin, w.c, corner shower cubicle with tiled walls, partially tiled walls

Outside

Enclosed rear garden laid in lawn edged by shrub beds
Front garden laid in lawn with shrub bed
Tarmac driveway

