



**Linked Detached House In A Small Cul De Sac
Located In A Popular Area
Three Bedrooms And Attached Garage
Ideal For First Time Buyers**

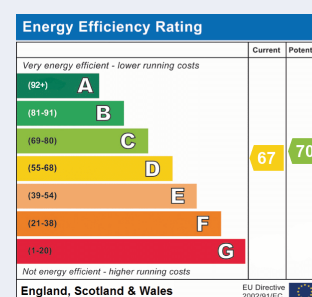


23 Clendinning Drive, Portadown, Co Armagh BT62 3WH

- Entrance hall with w.c.
- Lounge
- Dining room
- Kitchen with high & low level units
- Three bedrooms
- Bathroom with white suite
- Pvc double glazed windows
- Brick paved driveway
- Enclosed rear garden
- Viewing recommended

PRICE GUIDE £132,500

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Front Porch

9' 0" x 3' 0" (2.74m x 0.91m) Pvc double glazed front door, tiled floor, built in cupboard

Entrance Hall

13' 0" x 4' 9" (3.96m x 1.45m)

W.C

4' 10" x 3' 4" (1.47m x 1.02m) W.c., wash hand basin

Walk In Cupboard

5' 0" x 3' 0" (1.52m x 0.91m)

Storage Cupboard Under Stairs

Lounge

13' 0" x 11' 0" (3.96m x 3.35m) Laminate floor, sliding double doors to Dining Room

Dining Room

11' 0" x 9' 0" (3.35m x 2.74m) Laminate floor

Kitchen

10' 0" x 8' 10" (3.05m x 2.69m) High and low level units, stainless steel sink, cooker, extractor fan, plumbed for washing machine, partially tiled walls

1st Floor

Bedroom 1

11' 7" x 10' 4" (3.53m x 3.15m) Built in wardrobe

Bedroom 2

11' 7" x 9' 6" (3.53m x 2.90m) Built in wardrobe

Bedroom 3

9' 6" x 7' 0" (2.90m x 2.13m) Built in wardrobe

Bathroom

9' 6" x 9' 0" (2.90m x 2.74m) White suite comprising panelled bath with electric shower, wash hand basin, w.c., partially tiled walls, Hotpress

Outside

Front garden laid in lawn. Brick paved driveway

Enclosed rear garden laid in lawn, patio area

Garage

19' 2" x 9' 2" (5.84m x 2.79m) Roller door, store



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