



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
- Oil fired central heating
- Pvc double glazed windows
- Brick paved driveway
- Enclosed rear garden
- Viewing recommended

PRICE GUIDE £135,000

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Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92+)	A		
(81-91)	B		
(69-80)	C		
(55-68)	D	67	70
(39-54)	E		
(21-38)	F		
(1-20)	G		
Not energy efficient - higher running costs			
England, Scotland & Wales			
EU Directive 2002/91/EC			



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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

