











# Three Bedrooms And Attached Garage Ideal For First Time Buyers

Linked Detached House In A Small Cul De Sac

Located In A Popular Area

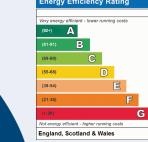


# 23 Clendinning Drive, Portadown, Co Armagh BT62 3WH

- 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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Three Bedrooms And Attached Garage

Ideal For First Time Buyers

#### 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

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#### 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 tilled 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



