



JOYCE CLARKE

TAKING YOU HOME

FOR SALE

30 Parsons Gate

Portadown

BT62 3UN

Bedroom	3
Reception	1
Bathroom	3



Attractive three bedroom semi detached with feature stonework to the exterior

Offers in Region of: £162,500

Opening Times

Monday to Friday 9:00am - 5.30pm
Saturday 10:00am - 12.00pm
Sunday Closed
Open during lunchtime

Viewing strictly by appointment only

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JOYCE CLARKE

TAKING YOU HOME

Joyce Clarke are delighted to welcome this stunning three bedroom semi detached family home to the sales market. 30 Parsons Gate is conveniently located to Portadown town centre. This house is beautifully presented with a spacious open plan living room which leads to the kitchen diner and has an excellent range of high and low level units with integrated oven and four ring gas hob. A utility room and WC complete the ground floor. To the first floor sits three bedrooms, master with ensuite and family bathroom with "P" shaped moulded bath with shower over. Relax in the fully enclosed garden to the rear with paved patio and tarmac driveway to the front of the property. This home is perfect for first time buyers, early viewing is highly recommended.



- Beautifully presented semi detached home in a sought after location
- Three bedrooms (master en suite)
- Spacious open plan living room
- Modern kitchen with integrated appliances open plan to dining
- Utility & downstairs WC
- Fully enclosed garden laid in lawn with excellent privacy
- Tarmac driveway to the front
- Energy efficient "B82" rating with mains gas heating
- Highly convenient location within easy reach of Portadown town centre, shops & schools



Score	Energy rating	Current	Potential
92+	A		
81-91	B	82 B	82 B
69-80	C		
55-68	D		
39-54	E		
21-38	F		
1-20	G		

ENTRANCE

Entrance door with glazed feature panels leading to hallway. Single panel radiator. Tiled floor.

LIVING ROOM

3.60m x 5.05m (11' 10" x 16' 7")
Laminate flooring. TV points. Recessed lighting. Open plan to kitchen dining.

KITCHEN DINING

3.59m x 4.02m (11' 9" x 13' 2")
Range of high and low level units with integrated oven and four ring gas hob and stainless steel extractor over. Half bowl sink and drainer with mixer tap. Dishwasher. Recessed lighting. Tiled floor.

UTILITY

0.95m x 1.87m (3' 1" x 6' 2")
Storage unit with space for washing machine. Tiled floor.

WC

0.94m x 2.55m (3' 1" x 8' 4")
Dual flush WC. Floating sink with mixer tap. Tiled floor and splashback. Single panel radiator. Extractor.

LANDING

Hotpress. Access to attic.



MASTER BEDROOM

2.97m x 3.62m (9' 9" x 11' 11")

Rear aspect double bedroom. Single panel radiator. Feature wall panelling. Thermostat.

ENSUITE

0.92m x 2.97m (3' 0" x 9' 9")

Walk in shower enclosure. Pedestal style sink. Mixer tap. Dual flush WC. Heated towel radiator. Part tiled walls. Window. Extractor.

BATHROOM

2.02m x 2.46m (6' 8" x 8' 1")

"P" Shaped moulded bath with shower over. Pedestal style sink. Mixer tap. Dual flush WC. Part tiled walls. Window. Extractor. Heated towel radiator.

BEDROOM 2

3.78m x 2.37m (12' 5" x 7' 9")

Front aspect double bedroom. Single panel radiator.

BEDROOM 3

2.18m x 2.68m (7' 2" x 8' 10")

Front aspect. Built in storage closet. Single panel radiator.

OUTSIDE

Fully enclosed garden. Paved patio. Outside tap. Tarmac driveway to front.



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