



JOYCE CLARKE

TAKING YOU HOME

FOR SALE

2 Woodford Park

Lurgan

BT66 7HA

Bedroom	3
Reception	1
Bathroom	1



Spacious three bedroom detached bungalow in a highly sought after location

Offers in Region of: £175,000

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

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Joyce Clarke are delighted to offer 2 Woodford Park to the sales market. This three bedroom detached bungalow is ideally situated off the Banbridge Road and is convenient to Lurgan Town Centre. Very rarely does a bungalow of this size come to the market in this area. This home is beautifully presented and feels bright and spacious throughout and has an open plan living and dining area leading to the kitchen where this is an array of high and low level kitchen units and a range of appliances to include four ring electric cooker with double oven. In addition to this property there is a conservatory and three good sized bedrooms and a family bathroom with a large walk in shower. Outside to the front of the property there is a pillared and gated access to the tarmac driveway and the front garden which is laid in lawn and has decorative stone surround. To the rear of the property is a low maintenance garden laid in decorative stone and paving. In addition the garage is plumbed for a washing machine and power for a tumble dryer. Early viewing is highly recommended.



- Spacious detached bungalow set upon a generous corner plot
- Three bedroom detached bungalow
- Conservatory with door leading to garden
- Open plan living room leading to dining area
- Family bathroom
- Attached garage
- New oil fired burner (2023)
- Pressurised water system
- Chain Free



Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C		
55-68	D		60 D
39-54	E	46 E	
21-38	F		
1-20	G		

PORCH

Solid wood entrance door. Internal door with glazed panel to hallway. Tiled flooring.

HALLWAY

Raised ceiling. Single panel radiator. Solid wood flooring.

OPEN PLAN LIVING AREA

3.61m x 4.13m (11' 10" x 13' 7")

Front aspect reception area with large window to floor. Feature fireplace with tiled surround and hearth. Electric set with open fireplace behind. (No back boiler). Double panel radiator.

OPEN PLAN DINING AREA

3.44m x 3.67m (11' 3" x 12' 0")

Open plan. Double panel radiator.

KITCHEN

3.06m x 2.30m (10' 0" x 7' 7")

Excellent range of high and low level kitchen cabinets. Range of appliances include four ring electric cooker with double oven and extractor canopy above. Fridge freezer, low level fridge and dishwasher. One and half bowl stainless steel sink and drainage unit. Double panel radiator. Tiled splashback. Wood effect laminate flooring.

CONSERVATORY

2.96m x 2.97m (9' 9" x 9' 9")

UPVC framed windows with UPVC framed door to outside. Wood door with glazed panels to dining area.

HALLWAY

Access to attic.



BEDROOM ONE

3.19m x 3.41m (10' 6" x 11' 2")

Front aspect double bedroom. Double door built-in storage closet. Double panel radiator.

BEDROOM TWO

2.72m x 4.42m (8' 11" x 14' 6")

Front aspect double bedroom. Double panel radiator.

BEDROOM THREE

2.72m x 3.40m (8' 11" x 11' 2")

Rear aspect bedroom. Single panel radiator.

BATHROOM

2.23m x 2.40m (7' 4" x 7' 10")

Fully tiled bathroom with large walk in shower with PVC panelling. Mains fed shower including additional rainfall showerhead. Dual flush WC and wash hand basin with pedestal. Heated towel rail.

OUTSIDE

FRONT GARDEN

Pillared and gated access to tarmac driveway. Front garden laid in lawn with decorative stone surround.

REAR GARDEN

Low maintenance rear garden laid in decorative stone and paving. Outside tap and lighting.

GARAGE

3.05m x 5.66m (10' 0" x 18' 7")

Up and over garage door. Window and solid wood pedestrian door to side. Oil fired burner (2023). Wash hand basin. Plumbed and power for washing machine and tumble dryer. Lighting and power points.

