



JOYCE CLARKE

TAKING YOU HOME

FOR SALE

15 Birchwood Grange

Portadown

BT62 1NZ

Bedroom	3
Reception	1
Bathroom	3



Attractive three bedroom mid townhouse with feature stonework to the exterior

Offers in Region of: £125,000

Viewing strictly by appointment only

Opening Times

Monday to Friday 9:00am - 5.30pm

Saturday 10:00am - 12.00pm

Sunday Closed

Open during lunchtime

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2 West Street, Portadown, BT62 3PD





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TAKING YOU HOME

15 Birchwood Grange is the perfect property for first time buyers or investors alike offering spacious accommodation on both floors in a highly convenient location. This attractive mid townhouse has feature stonework to the exterior creating excellent kerb appeal. Internally you are met with a great sized hall, leading to open plan kitchen dining, WC, and spacious lounge with an abundance of natural light making it feel welcoming. There is an open fire and French doors leading to the garden. On the first floor you will find three generous bedrooms (master en suite) and family bathroom. This property has been recently painted and is ready for you to pack up your furniture and move in! The sale is chain free. Early viewing is recommended.



- Attractive mid terraced townhouse with feature stonework
- Three well proportioned bedrooms (master en suite)
- Spacious and bright living room with open fire and French doors to garden
- Kitchen dining with a range of high and low level storage units
- Downstairs WC
- Family bathroom
- Chain free
- Fully enclosed low maintenance garden to the rear
- Highly convenient location within easy reach of M1 and Portadown



Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C		
55-68	D	66 D	76 C
39-54	E		
21-38	F		
1-20	G		

ENTRANCE HALL

Part glazed uPVC entrance door. Storage closet. Double panel radiator

KITCHEN DINING

3.12m x 3.70m (10' 3" x 12' 2")

Range of high and low level units with integrated Belling oven and four ring hob. Stainless steel extractor over. Space for dishwasher and washing machine. Stainless steel one and half bowl sink and drainer. Tiled floor and splashback. Double panel radiator. Thermostat.

GROUND FLOOR WC

0.90m x 2.17m (2' 11" x 7' 1")

Dual flush WC. Pedestal style sink. Single panel radiator. Tiled floor and splashback. Window

LIVING ROOM

4.74m x 5.59m (15' 7" x 18' 4") (MAX)

Rear aspect lounge with feature wooden fireplace and open fire. Tiled hearth. Laminate flooring. Two double panel radiators. French doors leading to garden

LANDING

Hotpress. Access to roofspace



MASTER BEDROOM

3.51m x 4.48m (11' 6" x 14' 8") (MAX)

Front aspect double bedroom. Single panel radiator.

ENSUITE

1.67m x 2.06m (5' 6" x 6' 9")

Corner shower unit. Dual flush WC. Pedestal style sink. Single panel radiator. Tiled floor and part tiled walls. Window. Extractor

BEDROOM TWO

2.98m x 2.71m (9' 9" x 8' 11")

Rear aspect double bedroom. Single panel radiator.

BEDROOM THREE

2.71m x 2.51m (8' 11" x 8' 3")

Rear aspect bedroom. Built in storage. Single panel radiator.

FAMILY BATHROOM

Three piece suite. Bath with shower attachment. Pedestal style sink. Dual flush WC. Tiled floor and part tiled walls. Single panel radiator. Extractor.

OUTSIDE

Fully enclosed rear garden. Paved patio area. Oil tank. Boiler. Outside tap. Access gate to rear. Parking to front.

