



Superbly Appointed Three Bedroom Detached Home  
Tastefully Decorated In A Contemporary Style  
Spacious Kitchen/Dining And Family Sun-Room  
Large Bathroom With Modern White Suite



**1 Appleton Lodge, Portadown, Co Armagh BT63 5ZG**

- Entrance hall
- Lounge with bay window
- Grey coloured shaker style kitchen
- Built-in range cooker and American style fridge/freezer
- Dining area
- Sun room with multi fuel stove
- Utility room and downstairs w.c
- Three bedrooms (master with ensuite)
- Spacious family sized bathroom
- PVC double glazed sash windows
- Oil fired heating
- 9ft high ceilings
- Detached garage
- Enclosed rear garden

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92+)	A		
(81-91)	B		
(69-80)	C	79	79
(55-68)	D		
(39-54)	E		
(21-38)	F		
(1-20)	G		
Not energy efficient - higher running costs			
England, Scotland & Wales		EU Directive 2002/91/EC	

**PRICE GUIDE £295,000**

*These details do not constitute any part of an offer or contract. None of the statements contained in this sales brochure are to be relied on as statements or representations of fact and any intending purchaser must satisfy themselves by inspection or otherwise as to their correctness. The vendor does not make or give, and neither Alastair Stevenson the Property Spot nor any person in its employment has any authority to make or give any representation or warranty whatsoever in relation to this property. All dimensions are approximate and are taken at widest points*



1 Appleton Lodge is a lovely home, finished to a high specification, inside and out. The property is built in a Georgian style with an ornate panelled front door with a Georgian style fan light above. The large windows are PVC double glazed sash windows which add to the Georgian style theme and they are an excellent size to allow light to flood in to the house. The feeling of space and light is amplified inside with spacious rooms all of which have 9 ft high ceilings. The hub of the house is the kitchen with its central island, an archway leads to a sun-room with its windows on three sides which give views over the rear garden, the sun room is warmed by a multi fuel stove to give a back up heat source on cooler days.

Upstairs, there is a spacious landing and three generously sized bedrooms, the master has an en-suite with a shower, w.c and twin circular wash hand basins. The large family sized bathroom has a luxury modern white suite with a feature bath and corner shower.

Outside, the property has a pebble driveway leading to the detached garage. The enclosed rear garden is laid in lawn with 2 patio areas. The property is located in the sought area area of Drumnacanny, conveniently located to Portadown, Craigavon and Banbridge. The popular Moyallon Primary school is also nearby.

We would recommend an internal viewing to fully appreciate all that this lovely home has to offer.

#### Entrance hall

7' 2" x 5' 9" (2.18m x 1.75m) Ornate panelled front door with Georgian fan light above, tiled floor

#### Lounge

21' 0" x 12' 8" (6.40m x 3.86m) Feature 'real flame' electric fire, bay window, patio doors

#### Kitchen

20' 10" x 14' 10" (6.35m x 4.52m) Grey coloured shaker style kitchen with high & low level units, sink unit, 'Belling' gas/electric range, extractor fan, American style fridge, freezer, dishwasher, central island with breakfast bar, partially tiled walls, wood effect tiled floor, dining area, arch to sun room

#### Sun-room

12' 0" x 11' 2" (3.66m x 3.40m) Multi fuel stove, wood effect tiled floor, patio door

#### Utility room

7' 8" x 7' 0" (2.34m x 2.13m) High & low level units, stainless steel sink, plumbed for washing machine, partially tiled walls, wood effect tiled floor

#### W.c

7' 0" x 3' 6" (2.13m x 1.07m) W.c, wash hand basin, ornamental ½ wood panelled walls, wood effect tiled floor

#### 1st floor landing

14' 2" x 8' 8" (4.32m x 2.64m) Hot press

#### Bedroom 1

14' 10" x 11' 9" (4.52m x 3.58m) Built in wardrobe

#### En-suite

5' 10" x 7' 0" (1.78m x 2.13m) White suite comprising walk-in shower with tiled walls, twin circular wash hand basins on oak stand, w.c., tiled floor

#### Bedroom 2

12' 7" x 10' 8" (3.84m x 3.25m)

#### Bedroom 3

9' 9" x 9' 1" (2.97m x 2.77m)

#### Bathroom

11' 2" x 8' 6" (3.40m x 2.59m) Spacious bathroom with modern white suite comprising feature bath, wash hand basin, w.c., corner shower cubicle, partially tiled walls, tiled floor

#### Garage

17' 6" x 14' 7" (5.33m x 4.45m) Roller door

#### Outside

Estate railings at front & side with hedge at side

Front and side garden laid in lawn

Pebble driveway

Enclosed rear garden laid in lawn with 2 patio areas and shrub bed at rear

