

FOR SALE

9 Derryclone Gardens

Portadown

BT62 3TR

Three Bedroom Terraced House
Offers in Region of: £87,500

Viewing strictly by appointment only



JOYCE CLARKE

TAKING YOU HOME

TERRACED HOUSE

Bedroom	3
Reception	1
Bathroom	1



Three bed mid terrace property in a highly sought after location ideal for first time buyers or investors alike

We are delighted to present this three bedroom terraced property to the sales market. Derryclone Gardens is located in a highly sought after location within walking distance to locals schools and shops.

Opening Times

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

028 3833 1111

www.joyceclarke.team
sales@joyceclarke.team
2 West Street, Portadown, BT62 3PD

ENTRANCE HALL

UPVC entrance door with glazed panels. Telephone point

LIVING ROOM

4.95m x 3.57m (16' 3" x 11' 9")

Feature brick surround fireplace. Heating air vent

KITCHEN DINER

4m x 2.89m (13' 1" x 9' 6")

Range of low level and larger style units. Stainless steel sink and drainage unit. Space for fridge, freezer, cooker, and washing machine. Tiled splashback. Tile effect vinyl flooring. Heating air vent.

UTILITY ROOM/REAR HALL

1.83m x 2.30m (6' 0" x 7' 7")

UPVC door with glazed panel. Storage closet.

FIRST FLOOR LANDING

Access to hot press and attic.

BEDROOM ONE

3.58m x 2.63m (11' 9" x 8' 8")

Rear aspect double bedroom. Built-in double door storage closet. Heating air vent.

BEDROOM TWO

4.07m x 2.34m (13' 4" x 7' 8")

Front aspect double bedroom. Built-in double door storage closet. Heating air vent

BEDROOM THREE

2.87m x 2.37m (9' 5" x 7' 9")

Front aspect bedroom. Built-in double door storage closet.

BATHROOM

1.51m x 1.71m (4' 11" x 5' 7")

Panel bath and wash hand basin with storage below. Tiled walls to bath area. Wood effect laminate floor.

WC

0.76m x 1.73m (2' 6" x 5' 8")

Close coupled WC. Wood effect laminate flooring.

OUTSIDE

FRONT GARDEN

Low maintenance front garden laid in decorative stone, surrounding by brick wall with gated access.

REAR GARDEN

Low maintenance paved rear garden.



We endeavour to make our sales details accurate and reliable, however they should not be relied on as statements or representations of fact and they do not constitute any part of an offer or contract. The seller does not make any representation or give any warranty in relation to the property and we have no authority to do so on behalf of the seller. Any information given by us in these sales details or otherwise is given without responsibility on our part. Services, fittings and equipment referred to in the sales details have not been tested (unless otherwise stated) and no warranty can be given as to their condition. We strongly recommend that all information, which we provide, about the property is verified by yourself or your advisers. Site plans on brochures are not drawn to scale, however we are happy to provide scale drawings from our office. Antisäc™'s impressions are for illustrative purposes only. All details including materials, finishes etc.