



**JOYCE CLARKE**

TAKING YOU HOME

## FOR SALE

70 Carrigart Manor

Lurgan

BT65 5ET

Bedroom	3
Reception	1
Bathroom	1



Spacious three bedroom end town house in a highly sought after location with excellent off street parking

Offers in Region of: £139,950

Viewing strictly by appointment only

### 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](http://www.joyceclarke.team)

[sales@joyceclarke.team](mailto:sales@joyceclarke.team)

2 West Street, Portadown, BT62 3PD



# JOYCE CLARKE

TAKING YOU HOME

70 Carrigart Manor is ideally situated in a prime spot within this sought after development, within easy reach of Lurgan, Craigavon and all the schools, shops and amenities that are on your doorstep. This home is beautifully presented and feels bright and spacious throughout. The living room has an attractive bay window and an open fire with double doors leading into the kitchen where you will find an excellent range of high and low level storage units. On the first floor sit three good sized bedrooms. The family bathroom is also generous in size with an electric shower over the bath. Relax in the fully enclosed garden to the rear with gated access to side that will lead to the tarmac driveway for off street parking. This home is perfect for first time buyers. Early viewing is highly recommended.



- Spacious end townhouse in a highly convenient location
- Living room with bay window
- Open plan kitchen and dining area
- Three well appointed bedrooms
- Family bathroom with electric shower over bath
- Fully enclosed rear garden
- Tarmac driveway to front providing ample parking
- Oil fire central heating
- Walking distance to shops and local schools



Energy Efficiency Rating		Current	Potential
A	92-100		
B	81-91		
C	69-80		
D	55-68		
E	39-54		
F	29-38	57	65
G	1-28		

Very energy efficient - lower running costs

Not energy efficient - higher running costs

Awaiting EPC

## ENTRANCE HALL

UPVC door with glazed panel. Single panel radiator.

## LIVING ROOM

3.67m x 4.58m (12' 0" x 15' 0")

Excluding Bay Window

Front aspect reception room with bay window. Feature fireplace with open fire. Stone surround. Cast iron back panel and granite hearth. Wood effect laminate flooring. Built in storage closet. TV point. Double panel radiator. Access to kitchen diner.



## KITCHEN DINER

4.96m x 3.07m (16' 3" x 10' 1")

Range of high and low level kitchen cabinets. Stainless steel sink and drainage unit. Cooker with four ring hob and double oven. Integrated extractor canopy above. Space for fridge freezer and washing machine. Wood effect laminate flooring. Double panel radiator. UPVC door with glazed panels giving access to rear garden.



## FIRST FLOOR LANDING

Access to hotpress. Access to floored attic with lighting via loft ladder. Power point.

## BEDROOM ONE

2.74m x 3.83m (9' 0" x 12' 7") Excluding Fitted Wardrobe

Front aspect double bedroom. Fitted double door slide wardrobes. Single panel radiator.



## BEDROOM TWO

2.76m x 3.41m (9' 1" x 11' 2") MAX

Rear aspect double bedroom. Single panel radiator.



## BEDROOM THREE

2.12m x 1.85m (6' 11" x 6' 1") MAX

Front aspect bedroom. Wood effect laminate flooring. Built in storage closet. Single panel radiator.



## BATHROOM

2.10m x 1.85m (6' 11" x 6' 1")

Fully tiled walls and flooring including feature stone effect tiles. Panel bath with electric shower and shower screen above. Close coupled WC and wash hand basin with pedestal. Heated towel rail. Extractor fan.



## OUTSIDE

### FRONT

Spacious tarmac off street parking. Lawn area.

### REAR

Fully enclosed rear garden with gated access to side. Majority of garden laid in lawn. Decorative stone area. Oil burner and oil tank. Outside tap and lighting. Gated storage area to side.

