



**JOYCE CLARKE**

TAKING YOU HOME

# FOR SALE

45 Headington Manor

Lurgan

BT66 6TQ

Bedroom	3
Reception	1
Bathroom	3



Attractive red brick three bedroom semi detached home with B82 energy rating

Offers in Excess of: £170,000

Viewing strictly by appointment only

## Opening Times

Monday to Friday 9:00am - 5.30pm

Saturday 10:00am - 12.00pm

Sunday Closed

Open during lunchtime

**028 3833 1111**

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2 West Street, Portadown, BT62 3PD



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45 Headington Manor is sure to tick all the boxes for you offering a beautiful semi detached home in a highly sought after location. This attractive red brick semi detached home is cleverly designed to provide a floor plan that is both spacious and practical. The living room has a recessed fireplace with stove and beam mantle as the focal point, leading to a bright and spacious open plan kitchen dining. There is an abundance of high and low level storage units complimented by an excellent range of integrated appliances. This home also includes a great sized utility room and downstairs WC. On the first floor there are three fantastic sized bedrooms, master benefitting from en suite and built in robes. The family bathroom comprises of a modern three piece white suite. The roofspace has super storage and comes partially floored with a ladder. This beautifully presented home has a generous site featuring a fully enclosed garden to the rear and side providing excellent space for work, rest and play! Early viewing comes highly recommended.



- Attractive red brick semi detached home in a sought after location
- Three double bedrooms (master en suite & built in robes)
- Living room with multi fuel stove and beam mantle
- Open plan kitchen dining with an excellent range of integrated appliances
- Utility room & downstairs WC
- Family bathroom with shower over P shaped bath
- Fully enclosed rear and side garden laid in lawn with paved patio area
- Floored attic with lighting and loft ladder
- Mains gas central heating system
- Energy efficient home 'B' 82 Rating



Score	Energy rating	Current	Potential
92+	A		
81-91	B	82 B	82 B
69-80	C		
55-68	D		
39-54	E		
21-38	F		
1-20	G		

## ENTRANCE

Composite entrance door with glazed panels and fan above leading to hallway

## LIVING ROOM

4.55m x 3.99m (14' 11" x 13' 1") MAX

Multi-fuel stove in recessed chamber with tiled hearth and beam mantle. Laminate flooring. TV point. Recessed lighting. Double panel radiator. Thermostat.



## KITCHEN DINING

3.84m x 4.70m (12' 7" x 15' 5")

Excellent range of high and low units with integrated dishwasher, fridge freezer, oven and four ring ceramic hob with stainless steel extractor over. Stainless steel sink and drainer with mixer tap. Tiled floor and splash back. Recessed lighting. Double panel radiator.



## UTILITY

1.65m x 3.66m (5' 5" x 12' 0")

Co-ordinating high and low level units. Stainless steel sink and drainer with mixer tap. Space for washing machine and tumble dryer. Tiled floor and splash back. Single panel radiator. Part glazed UPVC door to rear.



## WC

1.65m x 1.65m (5' 5" x 5' 5")

Pedestal style sink with mixer tap. Dual flush WC. Tiled floor and splash back. Single panel radiator. Extractor.

## LANDING

Access to roof space. Roof space has flooring and ladder for access. Single panel radiator.



## MASTER BEDROOM

3.67m x 3.51m (12' 0" x 11' 6") Front aspect double bedroom, built in robes with slides. Laminate flooring. Single panel radiator. Thermostat. Recessed lighting.

## EN SUITE

1.72m x 1.60m (5' 8" x 5' 3") Corner shower cubicle with dual shower attachments to include waterfall. Dual flush WC. Pedestal style sink with mixer tap. Heated towel radiator. Laminate flooring. Window extractor.

## BEDROOM TWO

2.83m x 4.23m (9' 3" x 13' 11") Rear aspect double bedroom. Laminate flooring. Single panel radiator. Recessed lighting.

## BEDROOM THREE

2.67m x 3.17m (8' 9" x 10' 5") Rear aspect double bedroom. Laminate flooring. Single panel radiator. Recessed lighting.

## BATHROOM

1.97m x 2.66m (6' 6" x 8' 9") P shaped moulded bath with shower over. Fully tiled three piece suite. Heated towel radiator. Pedestal style sink with mixer tap. Dual flush WC. Hot press. Recessed lighting. Window. Extractor.

## OUTSIDE

Fully enclosed rear garden. Pavel patio area. Water tap. Access gate to driveway. Tarmac driveway side by side parking.

