



**JOYCE CLARKE**

TAKING YOU HOME

## FOR SALE

60 Union Street

Portadown

BT62 4AE

Bedroom	2
Reception	1
Bathroom	2



Immaculate mid terrace property in a highly sought after location

Offers in the region: £87,500

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



# JOYCE CLARKE

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Joyce Clarke are delighted to welcome this immaculate two bedroom property to the sales market.

Union Street is conveniently located to Portadown Town Centre, local schools and amenities. This house is beautifully presented with the kitchen having an excellent range of high and low level kitchen cabinets and breakfast bar eating area, living room with wood surround and electric fire place and UPVC doors leading to the rear garden. In addition to the property there is a ground floor shower room with walk in electric shower. To the first floor sits two double bedrooms, one with double built-in storage closet and family bathroom with bath. To the rear of the property is a fully enclosed low maintenance garden which is laid in concrete. This home is perfect for first time buyers.

Early viewing is highly recommended.



- Immaculately presented home throughout
- UPVC framed double glazed windows
- Living room with attractive feature fireplace
- Excellent range of kitchen cabinets with breakfast bar eating area
- Two double bedrooms with excellent storage
- Downstairs shower room with walk in shower
- Family bathroom
- Fully enclosed low maintenance garden with shed
- Walking distance to Portadown town centre, shops & schools



Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
A	92-100		
B	81-91		
C	69-80		
D	55-68		
E	49-54		
F	39-48		
G	1-38		
Not energy efficient - higher running costs			

Awaiting EPC

## ENTRANCE HALL

Composite entrance door with glazed panels. Wood effect tiled flooring. Single panel radiator.

## KITCHEN

2.13m x 3.73m (7' 0" x 12' 3")

Excellent range of high and low level kitchen cabinets. Cooker with four ring hob and double oven with extractor canopy above. Space for washing machine and fridge freezer with drainage unit. Breakfast bar with seating area. Wood effect tiled flooring. Tiled splashback. Heated towel rail.

## LIVING ROOM

4.07m x 3.86m (13' 4" x 12' 8")

Wood effect tiled flooring. Wood surround with electric fireplace. Built-in storage closet. UPVC patio door giving access to rear garden. Double panel radiator.

## GROUND FLOOR SHOWER ROOM

1.87m x 2.86m (6' 2" x 9' 5") MAX

Walk in shower with tiled walls and electric shower. Wash hand basin and close coupled WC. Double panel radiator. Extractor fan.

## FIRST FLOOR LANDING

Wood effect laminate flooring. Storage closet. Access to attic.



## BEDROOM ONE

4.08m x 3.23m (13' 5" x 10' 7") MAX

Rear aspect double bedroom. Double door built-in storage closet. Single panel radiator. Wood effect laminate flooring.



## BEDROOM TWO

3.07m x 3.51m (10' 1" x 11' 6")

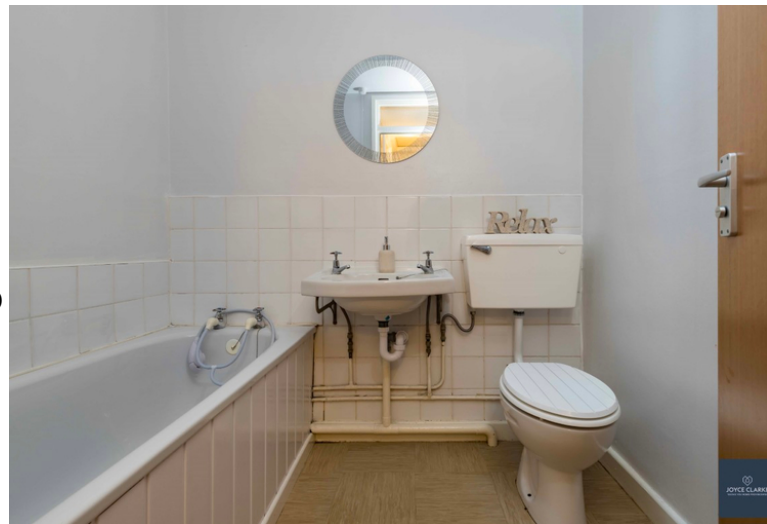
Front aspect double bedroom. Built-in storage closet with gas boiler. Single panel radiator. Wood effect laminate flooring.



## BATHROOM

1.71m x 1.97m (5' 7" x 6' 6")

Bathroom suite comprising of panel bath, wash hand basin and close coupled WC. Partial wall tiling. Vinyl tiled flooring. Single panel radiator.



## OUTSIDE

### FRONT

Gated access with concrete path to front door.

### REAR

Fully enclosed low maintenance rear garden laid in concrete.

## SHED

4.29m x 0.93m (14' 1" x 3' 1")

Block built shed with wood pedestrian door to garden and also to alleyway. Lighting and power point.

