



**JOYCE CLARKE**

TAKING YOU HOME

## FOR SALE

9 Dobbin Heights

Portadown

BT62 4EE

Bedroom	3
Reception	1
Bathroom	3



Attractive red brick three bedroom mid townhouse with fields to the rear

Offers in Region of: £140,000

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**

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

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

2 West Street, Portadown, BT62 3PD



# JOYCE CLARKE

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9 Dobbin Heights is the perfect home to get first time buyers onto the property ladder, or equally an ideal investment opportunity! Situated on the outskirts of Portadown, this property is surprisingly spacious offering three well proportioned bedrooms (master en suite), generous living room with open fire, open plan kitchen dining with integrated appliances, downstairs WC, and family bathroom with shower over bath. The garden is fully enclosed and has a paved patio, with lovely views of the countryside to the rear. This sale is chain free. Contact the sales team to arrange your viewing.



- Attractive red brick mid townhouse with fields to the rear
- Three bedrooms (master en suite)
- Spacious living room with open fire
- Open plan kitchen dining with integrated appliances
- Downstairs WC
- Family bathroom with shower over bath
- Fully enclosed garden with patio to rear
- Oil fire central heating
- Chain free



Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C		74 C
55-68	D	68 D	
39-54	E		
21-38	F		
1-20	G		

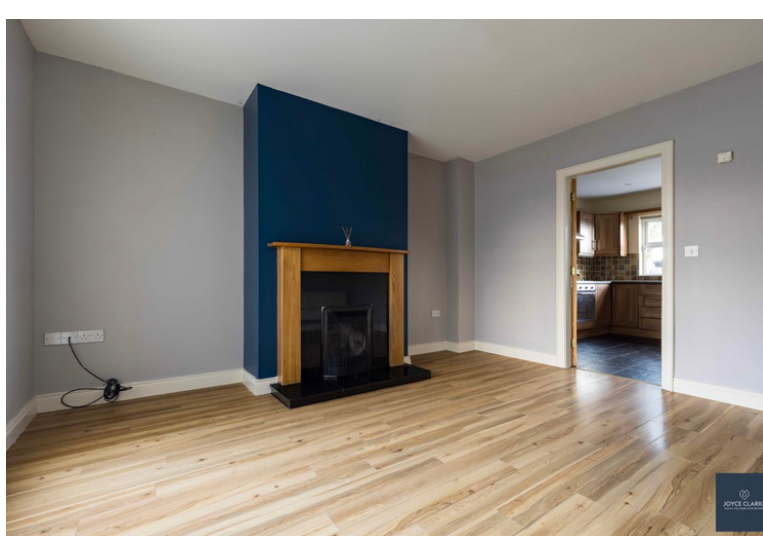
## ENTRANCE HALL

UPVC entrance door with glazed panels. Single panel radiator. Wood effect laminate flooring.

## LIVING ROOM

3.98m x 4.20m (13' 1" x 13' 9") (MAX)

Feature open fireplace with wood surround, granite back panel and hearth. TV and telephone points. Wood effect laminate flooring. Double panel radiator.



## KITCHEN DINING

3.69m x 3.57m (12' 1" x 11' 9")

Excellent range of high and low level kitchen cabinets. Range of appliances include electric oven, four ring electric hob with stainless steel extractor canopy above and integrated fridge freezer. Space for washing machine. One and half bowl stainless steel sink and drainage unit. Tiled flooring and splashback. Double panel radiator. Recessed lighting.



## REAR HALL

1.17m x 1.68m (3' 10" x 5' 6")

UPVC door with glazed panel giving access to rear garden. Single panel radiator. Tiled flooring

## GROUND FLOOR WC

1.18m x 1.98m (3' 10" x 6' 6")

Dual flush WC and wash hand basin with pedestal. Tiled flooring and splashback. Single panel radiator. Extractor fan.



## FIRST FLOOR LANDING

Single panel radiator. Access to hotpress.



## BEDROOM ONE

4.11m x 3.3m (13' 6" x 10' 10")

Rear aspect double bedroom. Wood effect laminate flooring. Single panel radiator.

## ENSUITE

2.19m x 0.91m (7' 2" x 3' 0")

Tiled shower enclosure with electric shower. Dual flush WC and wash hand basin with pedestal. Single panel radiator. Tiled flooring and half tiled walls. Extractor fan.

## BEDROOM TWO

2.90m x 3.48m (9' 6" x 11' 5") (MAX)

Front aspect double bedroom. Single panel radiator.

## BEDROOM THREE

1.97m x 2.29m (6' 6" x 7' 6")

Front aspect bedroom. Single panel radiator.

## FAMILY BATHROOM

1.97m x 1.83m (6' 6" x 6' 0")

Panel bath with shower head attachment. Dual flush WC and wash hand basin with pedestal. Tiled flooring and half tiled walls. Extractor fan.

## OUTSIDE

### FRONT

Tarmac parking. Tarmac path leading to front door.

### REAR

Fully enclosed rear garden with views over surrounding countryside to rear. Gated access to pathway. Paved patio area. Oil fired burner and oil tank. Outside tap and lighting.

