



Recently Refurbished Three Bedroom Property  
New Kitchen, Shower Room, Carpets & Paintwork  
Ideal For First Time Buyers  
In An End Of Cul de Sac Position



39 Clendinning Way, Portadown, Co Armagh BT62 3WF

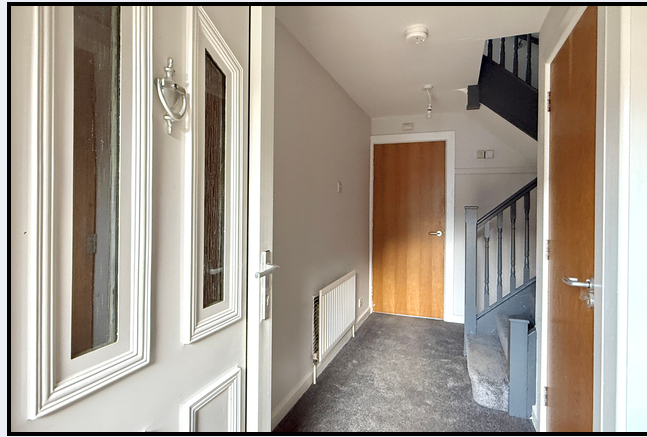
- Entrance hall
- Downstairs w.c.
- Lounge with electric fireplace
- Dining room
- New grey coloured kitchen
- Three bedrooms
- New shower room
- PVC double glazed windows
- Gas fired heating
- Attached garage
- 2 garden areas at rear
- Brick paved driveway

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92+)	A		
(81-91)	B		
(69-80)	C		
(55-68)	D		
(39-54)	E	46	51
(21-38)	F		
(1-20)	G		
Not energy efficient - higher running costs			
England, Scotland & Wales			
EU Directive 2002/91/EC			

PRICE GUIDE £135,000

*These details do not constitute any part of an offer or contract. None of the statements contained in this sales brochure are to be relied on as statements or representations of fact and any intending purchaser must satisfy themselves by inspection or otherwise as to their correctness. The vendor does not make or give, and neither Alastair Stevenson the Property Spot nor any person in its employment has any authority to make or give any representation or warranty whatsoever in relation to this property. All dimensions are approximate and are taken at widest points*





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**Front porch**

8' 9" x 3' 0" (2.67m x 0.91m) PVC front door, tiled floor, cupboard

**Entrance hall**

13' 0" x 4' 9" (3.96m x 1.45m) Walk-in cupboard, under stairs cupboard

**W.c**

4' 10" x 3' 5" (1.47m x 1.04m) W.c., & wash hand basin

**Lounge**

13' 0" x 11' 0" (3.96m x 3.35m) Ornamental fireplace with electric fire, arch to dining room

**Dining room**

11' 0" x 8' 10" (3.35m x 2.69m)

**Kitchen**

10' 0" x 8' 10" (3.05m x 2.69m) New grey coloured kitchen comprising high & low level units, 1½ bowl stainless steel sink, extractor fan, partially tiled walls

**1st floor**

**Bedroom 1**

11' 7" x 9' 6" (3.53m x 2.90m) Alcove wardrobe

**Bedroom 2**

11' 7" x 10' 3" (3.53m x 3.12m) Alcove wardrobe

**Bedroom 3**

9' 8" x 6' 9" (2.95m x 2.06m)

**Shower room**

9' 8" x 9' 0" (2.95m x 2.74m) New white suite comprising large walk-in shower with panelled walls, wash hand basin with vanity unit, w.c., hot press, airing cupboard

**Garage**

19' 2" x 9' 2" (5.84m x 2.79m) Up & over door

**Outside**

Front garden laid in lawn

Brick paved driveway

Enclosed rear garden with concrete area

Brick paved path leading to lower garden with brick paving.

