



JOYCE CLARKE

TAKING YOU HOME

FOR SALE

6 Selshion Heights

Portadown

BT62 1GA

Bedroom	3
Reception	1
Bathroom	3



Well presented three bedroom mid townhouse in a highly sought after development

Offers in excess 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
sales@joyceclarke.team
2 West Street, Portadown, BT62 3PD



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TAKING YOU HOME

6 Selshion Heights will tick all the boxes for first time buyers offering spacious accommodation in a highly sought after location within walking distance of schools, shops and Portadown Centre. This well presented red brick mid townhouse is sure to attract strong interest offering a great sized living room with multi fuel stove, open plan kitchen dining with integrated appliances, utility and WC on the ground floor. Upstairs there are three well proportioned bedrooms <master en suite> and family bathroom. To the rear is a fully enclosed garden laid in lawn. Parking is to the front via tarmac area to front. We are confident that there will be huge interest for this home, so don't delay booking your viewing in with the sales team!



- Excellent red brick mid townhouse within a sought after development
- Spacious living room with multi fuel stove and beam mantle
- Three well proportioned bedrooms (master en suite)
- Open plan kitchen dining with a range of integrated appliances
- Utility & downstairs WC
- Family bathroom with three-piece suite
- Alarm system
- Fuel efficient mains gas heating
- Fully enclosed garden to the rear laid in lawn
- Tarmac driveway to the front



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

ENTRANCE HALL

UPVC entrance door with glazed panel. Single panel radiator. Telephone point. Alarm panel. Tiled flooring.

LIVING ROOM

04.08m x 5.11m (13' 5" x 16' 9")

Front aspect reception room with feature multi fuel stove on granite hearth with wood beam mantle above. Wood effect laminate flooring. TV point. Double panel radiator.



KITCHEN DINER

03.46m x 3.47m (11' 4" x 11' 5")

Excellent range of white gloss high and low level kitchen cabinets. Range of appliances include electric oven, four ring electric hob with stainless steel extractor canopy above, integrated fridge freezer and dishwasher. Stainless steel one and half bowl sink and drainage unit. Double panel radiator. TV point. Tiled flooring and splashback.



UTILITY ROOM

1.60m x 3.47m (5' 3" x 11' 5")

Range of high and low level units including larder style unit with gas boiler. Space for washing machine and tumble dryer. Stainless steel sink and drainage unit. Single panel radiator. Tiled flooring. Extractor fan. uPVC door with glazed panel giving access to rear.

GROUND FLOOR WC

0.98m x 1.58m (3' 3" x 5' 2")

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

FIRST FLOOR LANDING

Access to hot press and attic. Single panel radiator. Power point.



MASTER BEDROOM

3.08m x 3.77m (10' 1" x 12' 4")

Front aspect double bedroom. TV and telephone points. Double panel radiator. Wood effect laminate flooring.

ENSUITE

2.36m x 0.92m (7' 9" x 3' 0")

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

BEDROOM TWO

3.08m x 3.77m (10' 1" x 12' 4")

Rear aspect double bedroom. TV point. Double panel radiator. Wood effect laminate flooring.

BEDROOM THREE

Front aspect bedroom. Double door built in storage closet. TV point. Double panel radiator. Wood effect laminate flooring.

FAMILY BATHROOM

1.97m x 2.60m (6' 6" x 8' 6")

Three piece bathroom suite comprising of panel bath with shower head attachment, dual flush WC and wash hand basin with pedestal. Tiled flooring and feature wall tiling to bath and sink areas. Double panel radiator. Extractor fan.

OUTSIDE

FRONT

Tarmac off street parking for two vehicles

REAR

Fully enclosed rear garden with gated access. Garden laid in lawn benefiting from the sun throughout the day. Outside tap and lighting.

