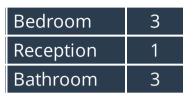


FOR SALE 6 Selshion Heights Portadown BT62 1GA





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

Offers in excess of : £140,000

Opening Times

Monday to Friday 9:00 Saturday 10:00 Sunday Open during lunchtime

9:00am - 5.30pm 10:00am - 12.00pm Closed

Viewing strictly by appointment only

028 3833 1111

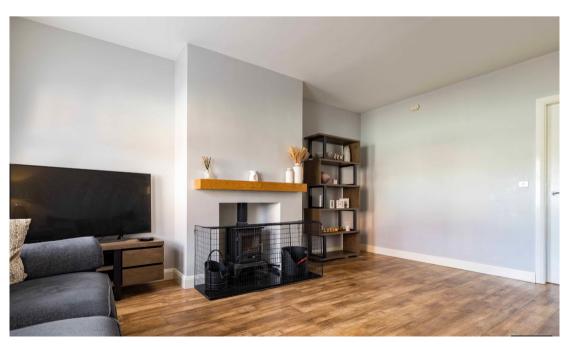
www.joyceclarke.team sales@joyceclarke.team 2 West Street, Portadown, BT62 3PD



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





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.











We endeavour to make our sales details accurate and reliable, however they should not be relied on as statements or representations of fact and they do not constitute any part of an offer or contract. The seller does not make any representation or give any warranty in relation to the property and we have no authority to do so on behalf of the seller. Any information given by us in these sales details or otherwise is given without responsibility on our parts. Services, fittings and equipment referred to in the sales details have not been tested (unless otherwise stated) and no warranty can be given as to their condition. We strongly us commend that all information, which we provide, about the property is verified by yourself or your advisers. Site plans on brochures are not drawn to scale, however we are happy to provide scale drawings from our office. ArtistÅ s, ¬å, « s impressions are for illustrative purposes only. All details including materials, finishes etc.