



**JOYCE CLARKE**

TAKING YOU HOME

## FOR SALE

15 Woodgrove

Portadown

BT62 1RX

Bedroom	3
Reception	1
Bathroom	1



Beautifully presented three bedroom semi detached home with excellent rear garden

Offers in the region of : £129,950

### Opening Times

Monday to Friday 9:00am - 5.30pm

Saturday 10:00am - 12.00pm

Sunday Closed

Open during lunchtime

Viewing strictly by appointment only

**028 3833 1111**

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2 West Street, Portadown, BT62 3PD



# JOYCE CLARKE

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15 Woodgrove is ideally located, within easy walking distance of schools, shops and Portadown town centre. This well presented three bedroom home includes living room complete with electric fire and bay window. The kitchen open plan to dining is very stylish and bright. It has an excellent range of high and low level kitchen cabinets with integrated appliances. The first floor accommodation comprises of three bedrooms and modern family bathroom. The impressive fully enclosed rear garden is private and also benefits from being south facing with spacious lawn area, paved patio and space for a shed. A tarmac driveway provides ample parking to the front of the property. Early viewing is recommended as we expect strong interest in this beautifully presented home!



- Beautifully presented semi detached home in a sought after location
- Recently fitted kitchen diner with excellent range of stylish cabinets
- Living room with bay window
- Modern shower room
- Fully enclosed south facing garden laid in lawn with paved patio area, perfect for entertaining
- Tarmac driveway providing ample parking
- Oil Fired Central Heating
- Chain free





## ENTRANCE HALL

Mahogany style UPVC entrance door with glazed panel and side glazed panel. Cloakroom. Double panel radiator. Tiled flooring. Telephone point. Alarm panel.

## LIVING ROOM

3.13m x 3.77m (10' 3" x 12' 4") (EXCLD BAY WINDOW)  
Front aspect reception room with feature bay window. Wall mounted electric fire. TV point for wall mounted TV. Single panel radiator.

## KITCHEN DINER

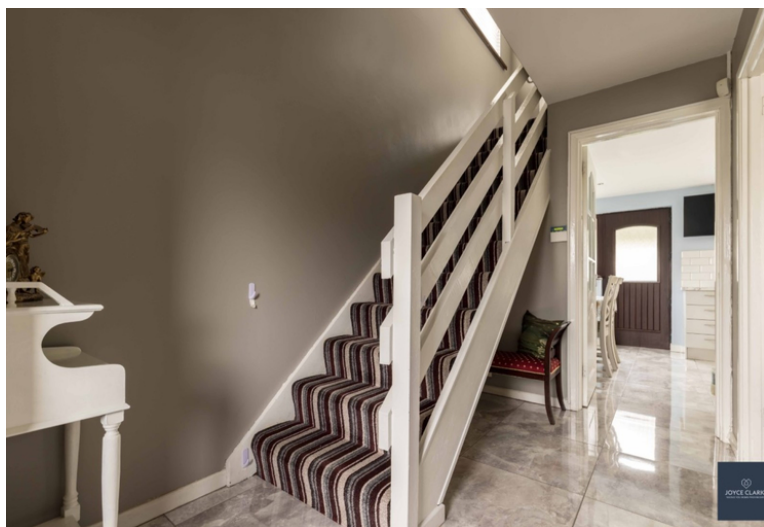
5.14m x 3.37m (16' 10" x 11' 1")  
Bright and spacious dual aspect kitchen diner with excellent range of high and low level kitchen cabinets including larder style unit, saucepan drawers and lighting to kickboards. Range of appliances include double electric oven, four ring gas hob with glass extractor canopy above, integrated fridge freezer and dishwasher. Space for washing machine. Stainless steel sink and drainage unit with pull-out mixer tap. Tiled flooring and splashback. TV point for wall mounted TV. Recessed lighting. Heater via central heating in kick board. Mahogany style UPVC door with glazed panel giving access to rear garden.

## FIRST FLOOR LANDING

Access to hotpress and attic. Window providing natural light.

## BEDROOM ONE

3.71m x 3.07m (12' 2" x 10' 1") (MAX)  
Front aspect double bedroom. TV point. Single panel radiator. TV point.





## BEDROOM TWO

3.6m x 3.06m (11' 10" x 10' 0") (MAX)

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



## BEDROOM THREE

2.19m x 2.41m (7' 2" x 7' 11") (MAX)

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



## FAMILY BATHROOM

1.97m x 1.76m (6' 6" x 5' 9")

PVC panelling to walls and ceiling. Shower enclosure with electric shower. Dual flush WC and wash hand basin with vanity unit below. Heated towel rail. Recessed lighting. Extractor fan. Tiled flooring.



## OUTSIDE

### FRONT GARDEN

Front garden laid in decorative stone. Tarmac driveway

### REAR GARDEN

Spacious, fully enclosed private garden to side and rear benefiting from sun throughout the day. Gated access to front. Paved patio area and pathways. Majority of garden laid in lawn with mature planting. Outside tap and lighting. Oil fired burner and oil tank.

