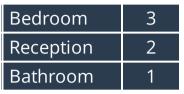


FOR SALE

164 Tandragee Road Portadown **BT62 3BP**





Super three bedroom semi detached home with fantastic garden to the rear

Offers in Excess of: £125,000

Opening Times

Monday to Friday 9:00am - 5.30pm Saturday 10:00am - 12.00pm Sunday Open during lunchtime

Closed

Viewing strictly by appointment only

028 3833 1111

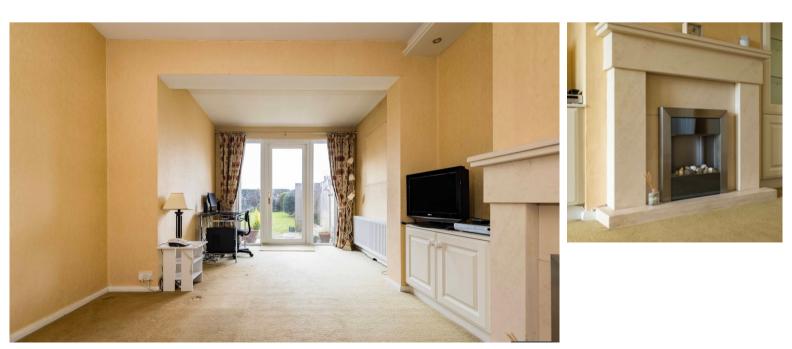
www.joyceclarke.team sales@joyceclarke.team 2 West Street, Portadown, BT62 3PD



164 Tandragee Road is one of those rare gems that presents itself to the sales market on occasion! This home has been well maintained and offers two reception rooms, one of which has a patio door leading onto the garden, kitchen dining with a range of fitted storage units, three bedrooms two of which have beautiful built in wardrobes, and family bathroom with shower over bath. One of the selling features of this property is without doubt the excellent garden to the rear which is laid in lawn with paved patio area and pathway leading to mature flowerbeds and little pond. There is a garage to the side and a car port to ensure you never get wet when you park your car, and a good tarmac driveway for multiple vehicles. We recommend booking your viewing early for this property as it is sure to tick all the boxes for many potential buyers!



- Well presented semi detached home with off street parking
- Three bedrooms
- Two reception rooms
- Fitted kitchen with good range of storage units
- Family bathroom with electric shower over bath
- Beautiful private garden to the rear
- Car port and garage to side
- Chain free



ENTRANCE HALL

uPVC entrance door with ornate glazed panel and frosted glass to each side leading to hallway. Double panel, Under stair storage.

LIVING ROOM

3.37m x 6.25m (11' 1" x 20' 6")Feature fireplace with built in electric fire.Recessed display cabinet with storage below.Double and single panel radiators. uPVC door onto garden.

KITCHEN DINING

2.00m x 5.24m (6' 7" x 17' 2")

Excellent range of high and low level storage units with built in eating area. Stainless steel sink with mixer tap and drainer. Space of oven, washing machine. uPVC door to side.

DINING ROOM / SECOND RECEPTION

3.62m x 3.78m (11' 11" x 12' 5") Front aspect room. Double panel radiator. Electric storage heaters

LANDING

FAMILY BATHROOM

2.06m x 1.80m (6' 9" x 5' 11") Fully tiled suite with moulded bath and electric shower over. Pedestal style sink with mixer tap. WC. Radiator. Pine panelled ceiling with recessed lighting. Window.











MASTER BEDROOM

3.58m x 2.73m (11' 9" x 8' 11") Rear aspect double bedroom. Range of built in wardrobes. Corner shower cubicle with Mira Sport electric shower. Single panel radiator.

BEDROOM TWO

3.62m x 2.38m (11' 11" x 7' 10") Front aspect double bedroom with built in wardrobes. Single panel radiators.

BEDROOM THREE

2.46m x 2.69m (8' 1" x 8' 10") (MAX) Front aspect bedroom. Single panel radiator. Access cupboard to roofspace with loft ladder.

OUTSIDE

Tarmac drive way to side with covered car port.

REAR GARDEN

Fully enclosed rear garden with excellent privacy. Beautifully designed with paved patio and pathway. Mature plants and pond. Generous lawn area.

GARAGE

3.10m x 4.56m (10' 2" x 15' 0") Double doors. Pedestrian door. Window











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 part. 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 recommend that all information, which we provide, should be yourself or your advisers. Site plans on brochures are not drawn to scale, however we are happy to provide scale drawings from our office. ArtistÅeå,-åa, & impressions are for illustrative purposes only. All details including materials, finishes etc.