



**JOYCE CLARKE**

TAKING YOU HOME

## FOR SALE

39 Clonavon Avenue

Portadown

BT62 3AD

|           |   |
|-----------|---|
| Bedroom   | 2 |
| Reception | 1 |
| Bathroom  | 1 |



Super two bedroom mid townhouse in excellent condition throughout

Offers in Region of: £95,000

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

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2 West Street, Portadown, BT62 3PD



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39 Clonavon Avenue must be viewed to appreciate just how much this mid townhouse has to offer! Step inside and you will be impressed by the spacious living room complete with feature fireplace and open fire. The open plan kitchen diner is impressive with an array of stylish storage units, and has French doors leading out onto the rear. Upstairs you will find two great sized double bedrooms, and the family bathroom with shower over bath. To the rear is a low maintenance yard complete with shed. This property is in great order and would be ideal for first time buyers or investors alike. The location will also suit a wide ranging audience as it is in walking distance of schools, shops and Portadown town centre.



- Well presented mid terraced property in a popular location
- Excellent open plan kitchen dining with patio doors leading to rear
- Two double bedrooms
- Spacious living room with open fire
- Fully tiled bathroom with shower over bath
- uPVC double glazed windows and front door
- Low maintenance yard to rear
- Oil fire central heating
- Chain free



| Score | Energy rating | Current | Potential |
|-------|---------------|---------|-----------|
| 92+   | A             |         |           |
| 81-91 | B             |         |           |
| 69-80 | C             |         |           |
| 55-68 | D             | 55 D    | 58 D      |
| 39-54 | E             |         |           |
| 21-38 | F             |         |           |
| 1-20  | G             |         |           |



## LIVING ROOM

3.53m x 6.4m (11' 7" x 21' 0")

Spacious front aspect reception room. Feature fireplace with wood surround, slate tiled hearth and open fire. Solid wood flooring. Storage closet under stairs. Two double panel radiators.



## KITCHEN DINER

4.30m x 3.16m (14' 1" x 10' 4")

Excellent range of high and low level kitchen cabinet. Cooker with double oven and four ring electric hob with stainless steel extractor canopy above. Stainless steel sink and drainage unit. Space for fridge freezer and washing machine. Tiled flooring and splashback. UPVC framed double patio doors. Recessed lighting.



## FIRST FLOOR LANDING

Access to hot press and attic.

## BEDROOM ONE

4.53m x 3.21m (14' 10" x 10' 6")

Front aspect double bedroom. Single panel radiator.





## BEDROOM TWO

2.06m x 3.08m (6' 9" x 10' 1")

Rear aspect double bedroom. Single panel radiator.



## FAMILY BATHROOM

2.06m x 2.34m (6' 9" x 7' 8")

Bathroom suite comprising of panel bath with electric shower and shower screen above, close coupled WC and wash hand basin with Vanity unit below. Tiled flooring and splashback to with PVC panelling to shower area. Heated towel rail.



## OUTSIDE

### FRONT GARDEN

Wall and gated access to front. Low maintenance paved garden.

### REAR GARDEN

Low maintenance concrete yard area. Oil fired burner and tank. Outside tap and lighting. Shed. Gated access to alleyway

