

FOR SALE

19 Lisnisky Crescent Portadown BT63 5FW

Bedroom	3
Reception	1
Bathroom	3



Immaculately presented three bedroom semi detached home occupying a magnificent corner plot

Offers in Region of: £209,950

Viewing strictly by appointment only

Opening Times

Open during lunchtime

Monday to Friday 9:00am - 5.30pm Saturday 10:00am - 12.00pm Sunday Closed 028 3833 1111

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TAKING YOU HOME

We can't recommend 19 Lisnisky Crescent highly enough to you - this home is sheer perfection! Located within one of the most sought after developments in Portadown, this immaculately presented semi detached home enjoys a fabulous corner plot with generous gardens to both the front and rear. It offers three well proportioned bedrooms <master en suite>, with two having thoughtfully planned out bespoke fitted robes. The family bathroom has a modern suite with P shaped bath and shower over. The dual aspect living room has an abundance of natural light. There is a wall mounted gas fire as a focal piece. The open plan kitchen dining has a great range of fitted high and low level units, complete with a range of integrated appliances. A utility room and WC complete the ground floor. Boasting a B82 energy rating and with mains gas heating, this home will help keep your bills minimised due to its modern construction. The sale includes a super modular shed located in the rear garden, set upon concrete base. Parking is via the generous driveway finished in attractive ornate stones. Viewing y appointment through the sales agent.

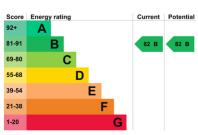






- Immaculately present semi detached home set upon large corner site
- Three bedrooms
- Dual aspect kitchen diner with bay window
- Utility and downstairs WC
- Dual aspect living room with wall mounted gas fire
- Fully tiled ensuite and family bathroom
- Alarm system
- Energy efficient B82 rating
- Large gardens laid in lawn
- Immaculately presented semi detached home set upon large corner site





ENTRANCE HALL

Composite entrance door with fan light above. Tiled flooring. Single panel radiator. Storage closet under stairs.

LIVING ROOM

Bright and spacious dual aspect reception room with wall mounted gas fire. TV point. Double panel radiator. Wood effect laminate flooring.

KITCHEN DINER

Dual aspect kitchen diner with feature bay window. Range of high and low level kitchen cabinets with solid wood doors including large sauce pan drawers. Range of appliances include integrated dishwasher and fridge freezer, four ring electric hob with stainless steel extractor canopy above and electric double eye level oven. Stainless steel one and half bowl sink and drainage unit with mixer tap. TV point for wall mounted TV. Double panel radiator. Recessed light and additional ceiling rose for light above dining table. Tiled flooring.

UTILITY ROOM

1.89m x 2.36m (6' 2" x 7' 9")

Storage closet. Low level units with space for washing machine and tumble dryer. Gas boiler encased in cabinet. Stainless steel sink and drainage unit. Single panel radiator. Alarm panel. UPVC door with glazed panel giving access to rear garden. Tiled flooring.

GROUND FLOOR WC

0.91m x 1.91m (3' 0" x 6' 3")

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

FIRST FLOOR LANDING

Access to floored attic with lighting via loft ladder. Access to storage closet.

MASTER BEDROOM

3.55m x 4.28m (11' 8" x 14' 1") (MAX)

Front aspect double bedroom. Walk-in wardrobe with lighting, clothes rails and shelving. Fitted eight door wardrobe providing excellent storage. TV point for wall mounted TV. Telephone point. Double panel radiator. Wood effect laminate flooring











ENSUITE

1.93m x 2.12m (6' 4" x 6' 11") (MAX)

Fully tiled ensuite with feature textured tiles. Shower enclosure with mains fed shower. Wash hand basin with pedestal. Dual flush WC. Heated towel rail. Recessed lighting. Extractor fan.

BEDROOM TWO

 $2.90 \, \text{m} \times 3.07 \, \text{m}$ (9' 6" x 10' 1") (EXCLUDING WARDROBES) Rear aspect double bedroom with excellent range of fitted wardrobes including clothes rails and shelving. TV point for wall mounted TV. Wood effect laminate flooring. Single panel radiator.

BEDROOM THREE

2.60m x 3.07m (8' 6" x 10' 1")

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

FAMILY BATHROOM

1.68m x 2.43m (5' 6" x 8' 0")

Fully tiled family bathroom with feature textured tiles. P shaped bath with mains fed shower and shower screen above. Dual flush WC and wash hand basin with pedestal. Heated towel rail. Recessed lighting. Extractor fan.

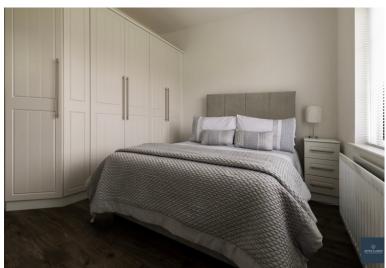
OUTSIDE

FRONT

Front garden laid in lawn with paved pathway leading to front door. Laurel hedging providing privacy. Decorative gravelled driveway at side of property providing parking for vehicles side by side.

REAR

Spacious, private rear garden laid in lawn. Paved pathway leading to rear door. Outside tap and lighting. Modular shed on concrete base











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