



JOYCE CLARKE

TAKING YOU HOME

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

Opening Times

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

Open during lunchtime

Viewing strictly by appointment only

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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



Score	Energy rating	Current	Potential
92+	A		
81-91	B	82 B	82 B
69-80	C		
55-68	D		
39-54	E		
21-38	F		
1-20	G		

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

2.90m x 3.07m (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



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, 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. Artists' impressions are for illustrative purposes only. All details including materials, finishes etc.