



JOYCE CLARKE

TAKING YOU HOME

## FOR SALE

23 Ballyoran Manor

Portadown

BT62 1PU

Bedroom	3
Reception	1
Bathroom	2



Spacious three bedroom semi detached property set upon a generous elevated plot

Offers in Region of: £185,000

### 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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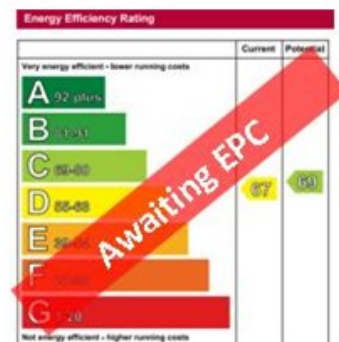
# JOYCE CLARKE

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23 Ballyoran Manor must be seen to fully appreciate all that this beautifully maintained home has to offer! Step inside to the bright and spacious hallway, and you will find the dual aspect living room which is the perfect size for entertaining family and friends. The kitchen is open plan to dining, and has French doors leading out to the rear garden. It offers a range of high and low level storage units with glazed display cabinet, and has integrated fridge freezer and dishwasher. A WC completes the ground floor. This semi detached home is a great layout, with three double bedrooms to the first floor. The recently updated family bathroom is well proportioned and features a separate shower and bath. As this property is set upon a corner plot there is plenty of room on the outside, with a low maintenance fully enclosed garden to the rear with artificial grass, and a further lawn area to the side. Parking for several cars is via the tarmac driveway to the front. All enquiries to the Joyce Clarke sales team.



- Attractive red brick semi detached home set upon an elevated site
- Dual aspect living room with feature fireplace and open fire
- Open plan kitchen dining with French doors to garden
- Three double bedrooms
- Downstairs WC
- Stunning modern bathroom suite with separate shower and bath
- Excellent storage with flooring to roofspace with ladder
- Fully enclosed low maintenance garden with artificial grass to rear
- Generous tarmac driveway to accommodate several vehicles
- Walking distance to schools, shops and Portadown town centre



## ENTRANCE HALL

Part glazed hardwood entrance door leading to hallway. Tiled flooring. Single panel radiator.

## LIVING ROOM

3.40m x 0m (11' 2" x 0' 0")

Dual aspect living room with feature fireplace, cast iron insert set upon tiled hearth. Wood effect tiled floor. Double panel radiator. TV point



## KITCHEN DINING

3.23m x 5.66m (10' 7" x 18' 7")

Dual aspect room. Range of high and low level storage units with solid wood doors and glazed display cabinet. One and a half bowl stainless steel sink and drainer. Integrated fridge freezer and Normende dish washer. Space for washing machine and oven. Tiled splashback. Double panel radiator. Wood effect tiled floor. French doors to garden.



## GROUND FLOOR WC

0.78m x 1.99m (2' 7" x 6' 6")

Sink with mixer tap and vanity unit below. Back to wall dual flush WC. Single panel radiator. Tiled floor and splashback. Extractor.

## FIRST FLOOR LANDING

Access to roofspace. Hotpress. Double panel radiator.

Roofspace is floored providing excellent storage. Ladder.



**MASTER BEDROOM**

3.22m x 3.02m (10' 7" x 9' 11") (MAX)  
Side aspect double bedroom. Single panel radiator.

**BEDROOM TWO**

2.56m x 3.22m (8' 5" x 10' 7")  
Side aspect double bedroom. Single panel radiator

**BEDROOM THREE**

3.06m x 2.94m (10' 0" x 9' 8")  
Rear aspect double bedroom. Single panel radiator.

**FAMILY BATHROOM**

Modern fully tiled four piece suite.  
Comprising of corner shower enclosure with MIRA Sport electric shower. Moulded bath with centre mixer tap and shower attachment. Floating sink with mixer tap and vanity unit below. Back to wall dual flush WC. Heated towel rail. Recessed lighting.

**OUTSIDE**

Excellent parking via tarmac driveway. Fully enclosed private rear private with low maintenance artificial grass. Access gate to driveway. Lawn area to front and side.



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