



JOYCE CLARKE
TAKING YOU HOME

FOR SALE

1 Glenview Drive
Lurgan
BT66 7ES

Bedroom	3
Reception	2
Bathroom	2



Spacious three bedroom semi detached home with garage set upon large corner plot

Offers in Excess of: £145,000

Opening Times

Monday to Friday

9:00am - 5.30pm

Saturday

10:00am - 12.00pm

Sunday

Closed

Open during lunchtime

Viewing strictly by appointment only

028 3833 1111

www.joyceclarke.team

sales@joyceclarke.team

2 West Street, Portadown, BT62 3PD



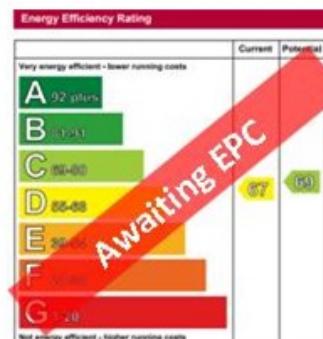
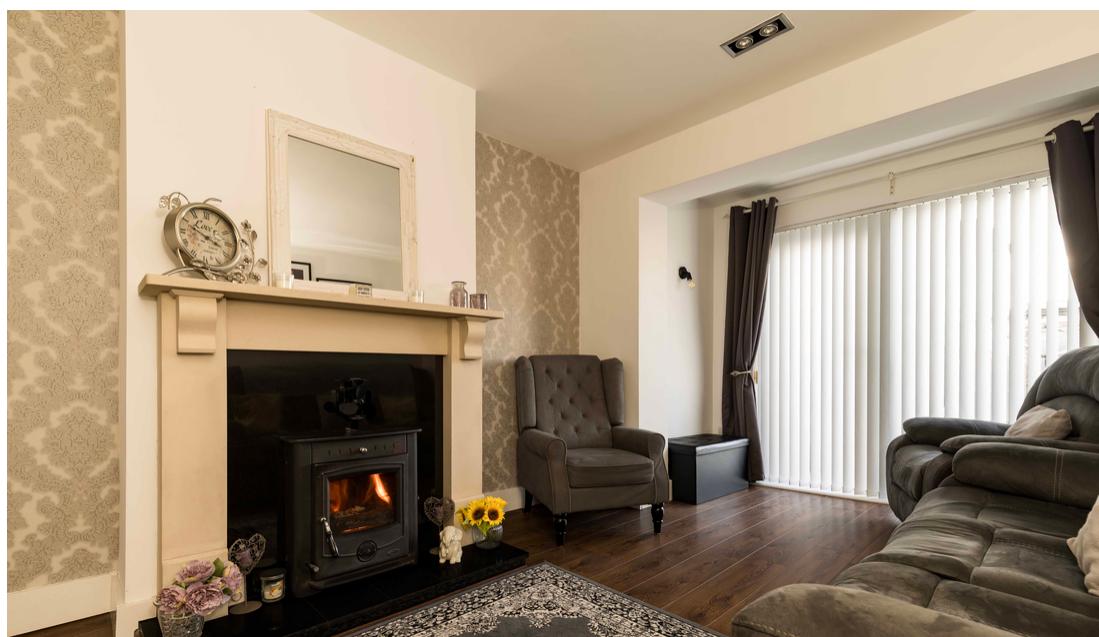
JOYCE CLARKE

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1 Glenview Drive must be viewed to fully appreciate just how good this beautifully maintained home is! The current owners have completed tasteful modernisation in recent years including the addition of composite front door, stunning four piece bathroom suite, and updating the reception rooms with attractive flooring and the addition of a multi fuel stove. The fitted shaker style kitchen has a range of high and low level units, and leads to the integral garage which provides tremendous storage. A WC completes the ground floor. To the first floor there are three double bedrooms, two of which have built in storage. The roof space is partially floored, and has light and a drop down ladder for access providing excellent storage. This property has a dual fuel heating system via OFCH modern condensing boiler and also a multi fuel inset boiler stove that heats both water and radiators). As this family home occupies a large corner plot, there is a fully enclosed garden to the rear and an additional garden to the side both laid in lawn. The location is ideal with schools, shops, public transport links and Lurgan Park all within easy walking distance. Early viewing is highly recommended.



- Spacious three bedroom semi detached home with large gardens to the side and rear
- Living room with multi fuel stove and upvc door leading to patio
- Stunning modern bathroom suite with separate shower and bath
- Front aspect reception room with attractive wood effect flooring
- Fitted kitchen with range of high and low level storage units
- Ground floor WC
- Three double bedrooms
- Integral double garage with utility area and up and over door
- Fully enclosed rear and side gardens laid in lawn with beautiful brick paving areas
- Walking distance to Lurgan Park, schools and town centre



ENTRANCE HALL

Composite door with ornate glazed panels, leading to hallway. Tiled flooring. Double panel radiator

LIVING ROOM

3.16m x 3.77m (10' 4" x 12' 4")

Front aspect lounge with laminate flooring. Double panel radiator. Recessed lighting



LOUNGE

3.18m x 5.26m (10' 5" x 17' 3")

Feature fireplace with multi fuel stove with tiled surround and hearth. Laminate flooring. Double panel radiator. Recessed lighting. uPVC door to rear.



KITCHEN DINING

2.73m x 4.01m (8' 11" x 13' 2")

Excellent range of shaker style high and low units with glazed display cabinet and wine storage racks. Stainless steel sink and drainer with mixer tap. Space for oven and dishwasher and fridge freezer. Tiled floor and splash back. Recessed lighting. uPVC door to integral garage.



GROUND FLOOR WC

Back to wall dual flush WC. Floating sink with mixer tap. Heated towel rail. Tiled floor and splash back.

FIRST FLOOR LANDING

Stain glass window to side.

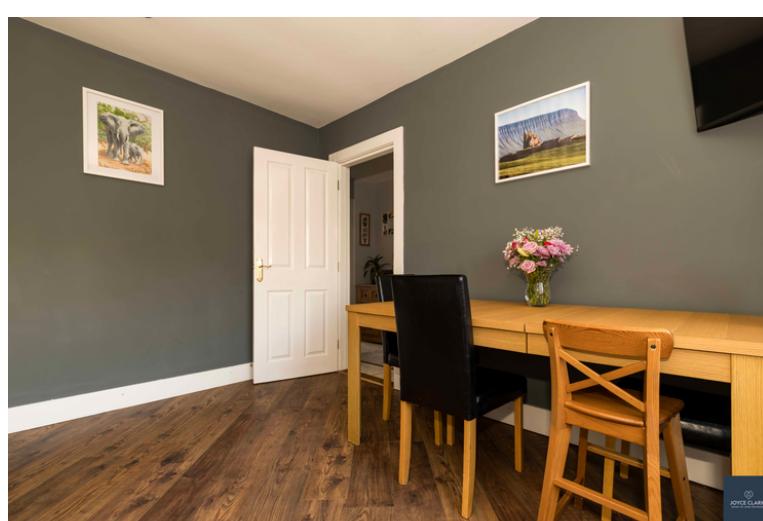
HOTPRESS

Access to roofspace

MASTER BEDROOM

3.79m x 3.15m (12' 5" x 10' 4") (MAX)

Rear aspect double bedroom. Built in storage closet. Laminate flooring. Single panel radiator.



BEDROOM TWO

3.76m x 3.15m (12' 4" x 10' 4")

Front aspect double bedroom. Built in storage.

Laminate flooring. Single panel radiator.

BEDROOM THREE

2.66m x 2.49m (8' 9" x 8' 2")

Front aspect double bedroom. Laminate flooring.

Single panel radiator

FAMILY BATHROOM

1.65m x 2.62m (5' 5" x 8' 7")

Modern four piece suite comprising of corner shower enclosure with MIRA Sport electric shower.

Corner style bath with mixer tap and shower attachment. Back to wall dual flush WC, sink with mixer tap and vanity below. Heated towel rail. Fully tiled. Recessed lighting. Window. Extractor.



INTEGRAL GARAGE

3.02m x 6.50m (9' 11" x 21' 4")

Boiler. Power and light. Dual wooden door to front.

Pedestrian door to rear.



OUTSIDE

REAR GARDEN

Fully enclosed rear garden laid in lawn. Attractive brick paver to patio area. Additional garden to side, also laid in lawn with brick paver pathway. Outside tap. Oil tank.

FRONT GARDEN

Excellent driveway for parking. Lawn area.

