



JOYCE CLARKE

TAKING YOU HOME

FOR SALE

14 Old Court Manor

Craigavon

BT65 5ER

Bedroom	3
Reception	1
Bathroom	1



Beautifully presented three bedroom semi detached home set upon a generous elevate site

Offers in Region of: £165,000

Viewing strictly by appointment only

Opening Times

Monday to Friday 9:00am - 5.30pm

Saturday 10:00am - 12.00pm

Sunday Closed

Open during lunchtime

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2 West Street, Portadown, BT62 3PD



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Welcome to 14 Old Court Manor, Craigavon! This beautifully presented three bedroom semi detached family home is sure to attract good interest as it features a large kitchen dining area with utility room adjoining, bright and spacious living room with feature fireplace and three well appointed bedrooms. The family bathroom is a modern three piece suite with electric shower over the bath. Mains gas heating has recently been installed in this home.

Old Court Manor is a popular development which is close to primary and secondary schools as well as being within easy reach of Lurgan, Portadown and Rushmere Shopping Centre. Viewing comes highly recommended and can be arranged by contacting our office.



- Three bedroom semi detached property in excellent condition
- Beautiful kitchen with extensive range of units and integrated appliances open plan to dining
- Bright and spacious living room
- Modern bathroom suite with bath and shower over
- Energy efficient mains gas heating
- Large master bedroom with built in wardrobe
- Easy access to schools, shops and just a few minutes from Rushmere Shopping Centre
- UPVC doors and windows
- Private garden with decking area for entertaining



Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C		
55-68	D	62 D	68 D
39-54	E		
21-38	F		
1-20	G		

ENTRANCE HALL

5.38m x 1.80m (17' 8" x 5' 11")

White UPVC entrance door with glazed panels to side. Oak flooring. Single panel radiator. Storage cupboard.

LIVING ROOM

5.24m x 3.28m (17' 2" x 10' 9")

French aegean limestone fireplace with granite hearth and electric fire. Oak flooring. Bay window. French doors into kitchen / dining room. Double panel radiator. TV point.



KITCHEN DINING

7.73m x 2.96m (25' 4" x 9' 9")

Extensive range of high and low level units with integrated appliances to include fridge, dishwasher, microwave, built in NEFF eye line oven & hob with stainless steel and glass extractor, dishwasher Pelmet over sink and hob with down lighters. Butchers block effect work top. Tiled floor and splash back. Double patio doors to garden. Recessed lighting. Double panel radiator.



UTILITY

2.53m x 1.67m (8' 4" x 5' 6")

High and low level units. Space for washing machine and tumble dryer. Single panel radiator. Tiled floor. UPVC part glazed door to driveway.



BEDROOM THREE

3.45m x 3.28m (11' 4" x 10' 9")

Front aspect. Oak flooring. Single panel radiator.

LANDING

Hotpress. Recessed lighting. Power points.

MASTER BEDROOM

4.63m x 3.29m (15' 2" x 10' 10")

Front aspect. Built in wardrobes with access to storage in eaves. Double panel radiator.

BEDROOM TWO

3.67m x 3.31m (12' 0" x 10' 10")

Front aspect. Single panel radiator. Access to roof space.

BATHROOM

Three piece suite comprising of dual flush WC, pedestal sink, bath with Mira Sport shower over. Tiled floor and part tiled walls. Recessed lighting. Extractor.

OUTSIDE

Gardens laid in lawn to front and rear. Decking area ideal for entertaining. Garden shed. Outside tap. Gate to driveway.



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.