



**JOYCE CLARKE**

TAKING YOU HOME

## FOR SALE

10a Wentworth Green

Portadown

BT62 3WG

Bedroom	3
Reception	1
Bathroom	2



Superb red brick three bedroom semi detached property with garage and private gardens to rear

Offers in Region of: £175,000

Viewing strictly by appointment only

### Opening Times

Monday to Friday 9:00am - 5.30pm

Saturday 10:00am - 12.00pm

Sunday Closed

Open during lunchtime

**028 3833 1111**

[www.joyceclarke.team](http://www.joyceclarke.team)

[sales@joyceclarke.team](mailto:sales@joyceclarke.team)

2 West Street, Portadown, BT62 3PD



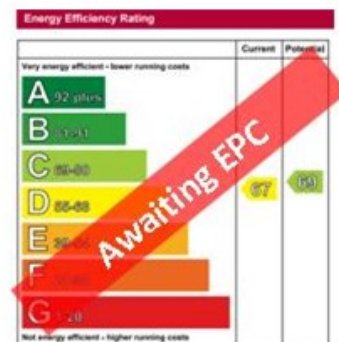
# JOYCE CLARKE

TAKING YOU HOME

We are delighted to offer 10a Wentworth Green to the sales market, and can't recommend highly enough just how good this property is! Situated on a corner site within this popular development, the gardens to the rear are private and generous in size. The house was constructed to a high standard with well proportioned rooms throughout. The living room is a fantastic size and has a feature fireplace and bay window. The open plan kitchen dining is the full width of the house and has plenty of room for a sofa as well. The kitchen has a good range of wood effect storage units complimented by a range of integrated appliances. Upstairs you will find three well planned bedrooms, each being a good shape and size. The master has an en suite shower room. The family bathroom has a four piece white suite with separate bath and shower. Outside you will find a large detached garage with roller door. Parking is via the driveway to the side laid in attractive stones. This sale is chain free.



- Attractive red brick semi detached home in a sought after location
- Spacious living room with feature fireplace and Bay window
- Excellent open plan kitchen dining living room with integrated appliances
- Three great sized bedrooms
- Family bathroom with separate shower & bath
- Fully enclosed rear garden with attractive paved patio
- Stoned driveway to side for parking
- Chain free
- Detached garage



## ENTRANCE HALL

Hardwood entrance door leading to hallway. Laminate flooring. Storage cupboard. Double panel radiator.

## LIVING ROOM

4.09m x 5.33m (13' 5" x 17' 6")

Feature fireplace with open fire, tiled surround and hearth. Bay window. Laminate flooring. Double panel radiator. TV point.



## KITCHEN DINING LIVING

3.00m x 6.21m (9' 10" x 20' 4")

Range of high and low level wood effect kitchen storage units with integrated fridge freezer, oven and four ring hob with stainless steel extractor over. Dishwasher. One and a half bowl stainless steel sink and drainer. Tiled floor. Double panel radiator. Part glazed door to rear.



## FIRST FLOOR LANDING

Hotpress. Access to roofspace. Single panel radiator.

## MASTER BEDROOM

2.74m x 4.22m (9' 0" x 13' 10")

Rear aspect double bedroom. Double panel radiator.

## ENSUITE

0.92m x 2.16m (3' 0" x 7' 1")

Shower enclosure with mains fed shower. uPVC wall panels. Pedestal style sink with mixer taps. WC. Single panel radiator. Window. Extractor.



## BEDROOM TWO

3.18m x 3.44m (10' 5" x 11' 3")

Front aspect double bedroom. Double panel radiator.

## BEDROOM THREE

2.44m x 2.94m (8' 0" x 9' 8")

Built in wardrobe. Laminate flooring. Double panel radiator.

## FAMILY BATHROOM

2.44m x 2.94m (8' 0" x 9' 8")

Four piece suite comprising of moulded bath with mixer tap. Pedestal style sink with mixer tap and splash back. Corner shower enclosure with uPVC panelling. Back to wall dual flush WC. Double panel radiator. Window. Extractor.

## GARAGE

3.47m x 6.05m (11' 5" x 19' 10")

Roller door. Rear window. Pedestrian door. Boiler. Pressurised water system. Power and light.

## OUTSIDE

### FRONT

Lawn. Driveway with attractive pink stones.

### REAR

Fully enclosed garden laid in lawn. Paved patio area. Outside tap. Access gate to front.

