



**JOYCE CLARKE**

TAKING YOU HOME

## FOR SALE

61 Kensington Park  
Portadown  
BT63 5PQ

Bedroom	3
Reception	1
Bathroom	1



Three bedroom detached family home set upon a corner plot in a highly sought after location

Offers in Region of: £195,000

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

61 Kensington Park is sure to tick all the boxes for you! This detached family home just off Long Lane is within easy reach of schools, shops and Portadown. The ground floor includes a spacious hallway leading into an open plan living / dining room with feature fireplace. There is a stunning newly fitted kitchen with excellent storage and integrated oven and ceramic hob. Heading up to the first floor you are met with a bright landing leading off to three bedrooms, two of which include built in storage. The family bathroom comprises of a three piece modern suite and is fully tiled. There are great sized gardens to both the front and rear, with a large driveway for ample parking. This sale is chain free for your convenience and we expect great interest in this listing, contact the office to get your viewing booked without delay!



- Detached family home set upon a corner plot at the bottom of a quiet cul de sac
- Brand new kitchen with integrated oven and hob
- Three well proportioned bedrooms (one with built in storage)
- Open plan living dining room with wonderful natural lighting
- Modern internal doors
- Freshly painted with newly laid carpets
- Excellent tarmac driveway suitable for several cars
- Great sized gardens to front and rear
- Chain free
- Sought after location just off Long Lane



Energy Efficiency Rating		Current	Potential
A	92-100		
B	81-91		
C	69-80		
D	55-68	57	69
E	39-54		
F	22-38		
G	1-21		

Awaiting EPC

## ENTRANCE DOOR

uPVC entrance door with ornate centre glazed panel leading to hallway. Double panel radiator. Wooden flooring. Storage cupboard.

## LIVING ROOM

3.69m x 3.78m (12' 1" x 12' 5")

Front aspect reception room with attractive bay window. Feature fireplace with tiled surround and hearth, beam mantel. Double panel radiator. Recessed lighting. Wooden flooring. TV point. Hallway leading to dining room.



## DINING ROOM

2.70m x 3.29m (8' 10" x 10' 10")

Wooden flooring. Recessed lighting. Double panel radiator. Leading to kitchen.



## KITCHEN

2.89m x 3.28m (9' 6" x 10' 9")

Brand new kitchen with range of high and low level storage units with soft close drawers. Integrated oven, four ring ceramic hob with extractor over. Stainless steel sink with drainer with mixer tap. Space for fridge and washing machine. Double panel radiator. Laminate flooring. Recessed lighting. Part glazed uPVC door to rear garden

## FIRST LANDING

Recessed lighting.



## FAMILY BATHROOM

2.08m x 1.88m (6' 10" x 6' 2")

Fully tiled bathroom comprising of three piece suite to include moulded bath with MIRA Play electric shower over. WC. Pedestal style sink. Heated towel rail. Hotpress.



## MASTER BEDROOM

3.00m x 3.78m (9' 10" x 12' 5")

Front aspect double bedroom. Single panel radiator. Recessed lighting.



## BEDROOM TWO

3.30m x 2.82m (10' 10" x 9' 3")

Rear aspect double bedroom. Built in storage. Single panel radiator. Recessed lighting.

## BEDROOM THREE

2.59m x 2.78m (8' 6" x 9' 1")

Front aspect bedroom. Built in storage. Single panel radiator. Recessed lighting.



## OUTSIDE

### FRONT GARDEN

Lawn area to front. Tarmac driveway to side.

### REAR GARDEN

Lawn to rear with paved patio area. Oil tank and burner

