



JOYCE CLARKE

TAKING YOU HOME

FOR SALE

9 Willow Dean

Markethill

BT60 1QG

Bedroom	3
Reception	1
Bathroom	2



Well presented three bed semi-detached home in the heart of Markethill

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

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2 West Street, Portadown, BT62 3PD



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9 Willow Dean is a well presented three bed semi-detached home in the heart of Markethill ideal for families or first time buyers! Upon entering the property you are met with a spacious hallway leading off into living room with a feature bay window and statement brick surround open fire. Access to the kitchen flows from both the living room and hallway where you are greeted with a solid wood kitchen with ample storage. A utility room completes the ground floor. Heading up to the first floor there is a bright landing leading off to three good size bedrooms (master with en-suite) and a family bathroom comprises of a three piece suite. Enjoy sunny days in the rear garden which is laid in lawn and large patio area perfect for hosting, with a large stone driveway to the side with space for multiple cars.

Contact the office now to arrange a viewing.



- Beautifully presented semi detached home in a sought after location
- Living room with open fire and bay window
- Kitchen with excellent range of high and low levels units
- Three bedrooms (master en suite)
- Utility room
- Three piece bathroom suite
- Large stone laid driveway with room for ample parking
- Fully enclosed rear garden laid in lawn with paved patio
- Oil fire central heating
- Walking distance to local schools, shops and transport links



ENTRANCE HALL

UPVC entrance door with glazed panels. Storage closet under stairs. Telephone point. Single panel radiator. Solid wood flooring.

LIVING ROOM

3.83m x 5.65m (12' 7" x 18' 6") MAX

Front aspect reception room with feature bay window. Open fireplace with brick surround, wood mantle and slate hearth. TV point double panel radiator. Solid wood flooring. French door with glazed panels giving access to kitchen diner.



KITCHEN DINER

4.33m x 3.53m (14' 2" x 11' 7")

Range of high and low level kitchen cabinets with solid wood doors and display cabinets with glazed panels. Under unit lighting. Electric oven and four ring electric hob with stainless steel extractor canopy and splashback above. Space for fridge freezer and dishwasher. Stainless steel one and half bowl sink and drainage unit. Tiled flooring and splashback. Single panel radiator.



UTILITY ROOM

1.67m x 3.01m (5' 6" x 9' 11")

Range of low level units with solid wood doors including larder style unit. Stainless steel sink and drainage unit. Space for washing machine and tumble dryer. Single panel radiator. Tiled flooring and splashback. Solid wood door with glazed panel giving access to rear garden. Extractor fan.



FIRST FLOOR LANDING

Access to hot press. Access to attic. Window providing natural light.



BEDROOM ONE

3.74m x 3.65m (12' 3" x 12' 0") MAX

Rear aspect double bedroom. Single panel radiator.

ENSUITE

2.73m x 1.13m (8' 11" x 3' 8")

Tiled shower enclosure with electric shower. Wash hand basin with pedestal and close-coupled WC. Single panel radiator. Tiled flooring and splashback. Extractor fan.

BEDROOM TWO

3.75m x 4.64m (12' 4" x 15' 3") MAX

Front aspect double bedroom with bay window. Single panel radiator.

BEDROOM THREE

2.95m x 2.89m (9' 8" x 9' 6") MAX

Front aspect bedroom. Built-in storage closet. Single panel radiator. Wood effect laminate flooring.

FAMILY BATHROOM

2.30m x 2.49m (7' 7" x 8' 2")

Three piece bathroom suite comprising of panel bath with centre taps, close coupled WC and wash hand basin with pedestal. Tiled flooring and splashback to bath area and to ceiling above wash hand basin. Double panel radiator. Extractor fan.

OUTSIDE FRONT

Front garden laid in lawn with spacious gravel driveway to side. Water tap.

OUTSIDE REAR

Fully enclosed rear garden with gated access to driveway. Paved patio area. Lawn area. Oil fired burner and oil tank. Outside lighting.

