



JOYCE CLARKE

TAKING YOU HOME

FOR SALE

95 Kingsway Drive

Portadown

BT62 3DX

Bedroom	3
Reception	2
Bathroom	2



Excellent three bedroom semi detached home with garage and large private garden to the rear

Offers in Excess 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

sales@joyceclarke.team

2 West Street, Portadown, BT62 3PD





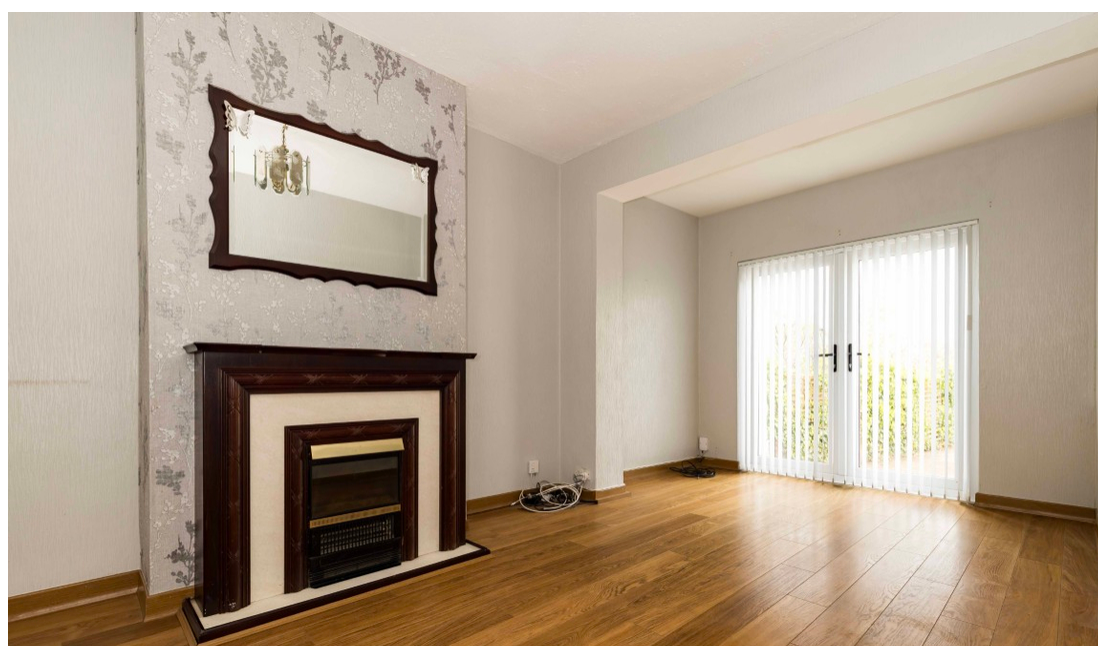
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We are delighted to present to the market 95 Kingsway Drive! This excellent three bedroom semi-detached property situated in a very popular area just outside of Portadown town centre will appeal to commuters and young families alike. Internal accommodation comprises of a living room with attractive feature fireplace, additional reception room with double doors to the garden, kitchen / diner and downstairs WC, with three bedrooms and a family bathroom located on the first floor. Externally, the property benefits from a superb spacious rear garden, totally enclosed with a raised decking area perfect for entertaining. It also has the added bonus of a large detached garage and tarmac drive to the side for parking. We recommend viewing at your earliest convenience.



- Spacious semi detached home in a convenient and popular location
- Spacious entrance hall with storage closet under stairs
- Two reception rooms
- Kitchen with excellent range of high and low levels units
- Three well appointed bedrooms
- Large detached garage
- Excellent fully enclosed large garden to rear with patio area and raised decking
- Walking distance to schools, shops & amenities
- Oil fire central heating



ENTRANCE HALL

UPVC entrance door with glazed panel and glazed panels to side. Wood effect laminate flooring. Double panel radiator.

LIVING ROOM

3.45m x 3.63m (11' 4" x 11' 11")

Front aspect reception room. Feature fireplace with wood surround and marble back panel and hearth, electric insert. Wood effect laminate flooring. Double panel radiator.



SECOND RECEPTION/DINING ROOM

3.02m x 5.55m (9' 11" x 18' 3") (MAX)

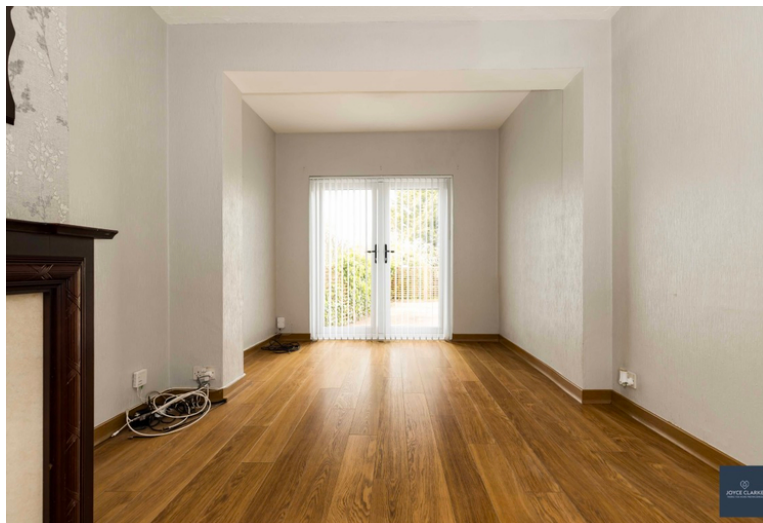
Feature fireplace with wood surround. UPVC framed double patio doors leading to rear. Wood effect laminate flooring.



KITCHEN

2.49m x 4.35m (8' 2" x 14' 3")

Excellent range of high and low level kitchen cabinets including display cabinet with glazed panels and peninsula seating area. Appliances include double eye level oven and four ring electric hob with integrated extractor canopy above. Stainless steel one and half bowl sink and drainage unit. Space for fridge and washing machine. Wood effect laminate flooring. UPVC door with glazed panel giving access to side of property. Double panel radiator.



GROUND FLOOR WC

0.85m x 1.72m (2' 9" x 5' 8")

Dual flush WC. Corner wash hand basin with vanity unit below and tiled splashback. Tile effect vinyl flooring. Extractor fan.

FIRST FLOOR LANDING

Access to floored attic with roof window and lighting.



MASTER BEDROOM

3.02m x 3.61m (9' 11" x 11' 10")(MAX)

Rear aspect double bedroom. Range of fitted bedroom furniture including wardrobes, cupboards and drawers. Single panel radiator

BEDROOM TWO

3.06m x 3.65m (10' 0" x 12' 0") (MAX)

Front aspect double bedroom. Built-in storage closet. Single panel radiator.

BEDROOM THREE

2.46m x 2.62m (8' 1" x 8' 7") (MAX)

Front aspect bedroom. Single panel radiator.

FAMILY BATHROOM

2.49m x 2.43m (8' 2" x 8' 0")

Large shower quadrant with panelled walls and electric shower. Wash hand basin with vanity unit below and dual-flush WC. Double panel radiator. Access to hotpress. Half tiled walls. Wood effect vinyl flooring. Access to attic space.

OUTSIDE

FRONT GARDEN

Low maintenance front garden with decorative stoned area. Tarmac driveway providing excellent off street parking.

REAR GARDEN

Enclosed decked area with gated access to driveway. Outside tap. Fully enclosed large garden laid in lawn with beautiful mature trees and shrubs.

GARAGE

4.39m x 5.11m (14' 5" x 16' 9")

Oil fired condenser boiler (Feb 2025). Side pedestrian door and window. Lighting.

