Semi Detached House With Linked Garage
Located In A Cul De Sac
In Need Of Some Modernisation
Rear Garden With Sunny Aspect
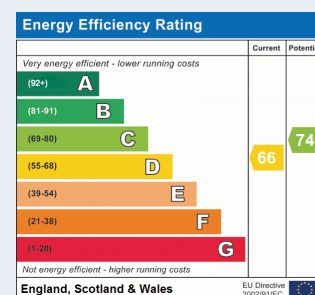Ideal For First Time Buyers

22 Clendinning Way, Portadown, Co Armagh BT62 3WF

- Entrance hall with downstairs w.c.
- Lounge
- Dining room
- Kitchen
- Three bedroom - all with built in wardrobes

- Bathroom with white suite
- Pvc double glazed windows
- Oil fired heating
- Attached garage
- Spacious rear garden

PRICE GUIDE £137,500

Energy Efficiency Rating

	Current	Potential
Very energy efficient - lower running costs		
(92+) **A**		
(81-91) **B**		
(69-80) **C**		74
(55-68) **D**	66	
(39-54) **E**		
(21-38) **F**		
(1-20) **G**		
Not energy efficient - higher running costs		

England, Scotland & Wales — EU Directive 2002/91/EC

The Property Ombudsman

Front Porch
8' 6" x 3' 0" (2.59m x 0.91m) PVC double glazed front door, tiled floor, storage cupboard, PVC door to entrance hall.

Entrance Hall
13' 0" x 6' 8" (3.96m x 2.03m) Under stairs storage cupboard

W.c.
4' 9" x 3' 4" (1.45m x 1.02m) W.c. and wash hand basin

Lounge
13' 0" x 11' 0" (3.96m x 3.35m) Double doors to dining room

Dining Room
11' 0" x 9' 0" (3.35m x 2.74m)

Kitchen
10' 0" x 9' 0" (3.05m x 2.74m) High and low level units, stainless steel sink, plumbed for washing machine, partially tiled walls

1st Floor Landing

Bedroom 1
11' 7" x 10' 2" (3.53m x 3.10m) Built in wardrobe

Bedroom 2
11' 7" x 9' 7" (3.53m x 2.92m) Built in wardrobe

Bedroom 3
9' 6" x 6' 10" (2.90m x 2.08m) Built in wardrobe

Bathroom
9' 6" x 8' 10" (2.90m x 2.69m) White suite comprising panel bath with electric shower, wash hand basin, WC, partially tiled walls, built in cupboard, hotpress

Outside
Front garden laid in lawn
Brick paved driveway
Enclosed rear garden laid in lawn with patio area

Garage
19' 0" x 9' 2" (5.79m x 2.79m) Roller door

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