



JOYCE CLARKE

TAKING YOU HOME

FOR SALE

27 Lismore Manor

Craigavon

BT65 5DB

Bedroom	4
Reception	1
Bathroom	3



Beautifully presented four bedroom semi detached home in a sought after location

Offers in Region of: £185,000

Viewing strictly by appointment only

Opening Times

Monday to Friday 9:00am - 5.30pm
Saturday 10:00am - 12.00pm
Sunday Closed

Open during lunchtime

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We are delighted to bring 27 Lismore Manor, Craigavon to the sales market. This wonderfully maintained four bedroom family home is ideally located in central Craigavon within easy walking distance of local shops and schools. This spacious home comprises of a living room with feature fireplace, open plan kitchen dining complete with a range of integrated appliances, and ground floor WC. On the first floor you will find two well proportioned double bedrooms, and the fully tiled family bathroom. The second floor includes two further bedrooms, with one boasting an ensuite. The front garden is laid in lawn, with brick wall and pedestrian gate. The rear garden offers a mix of lawn and paved patio area with tarmac driveway to the side for parking.



- Beautifully presented semi detached home in a sought after location
- Four great sized bedrooms (one with en suite)
- Open plan kitchen diner with excellent range of integrated appliances
- Spacious living room with bay window and multi fuel stove
- Modern family bathroom with shower over bath
- Ground floor WC
- Fully enclosed garden laid in lawn to the front
- Paved patio to rear ideal for entertaining
- Tarmac driveway to the rear suitable for multiple cars



Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C	76 C	76 C
55-68	D		
39-54	E		
21-38	F		
1-20	G		

ENTRANCE HALL

UPVC entrance door with glazed panel and glazed panel to side. Single panel radiator. Tiled flooring.

LIVING ROOM

4.06m x 4.17m (13' 4" x 13' 8")

Front aspect reception room with feature bay window. Multi fuel cassette stove with stone surround granite back panel and hearth. TV point. Wood effect laminate flooring. Double panel radiator.

KITCHEN DINER

6.18m x 3.38m (20' 3" x 11' 1")

Range of high and low level kitchen cabinets including larder style unit and saucepan drawers. Appliances include four ring electric hob with stainless steel extractor canopy above and electric oven. Space for washing machine and dishwasher / tumble dryer. Tiled flooring and splashback. Double panel radiator. TV point for wall mounted TV. Walk-in storage cupboard with Gas boiler. UPVC door with glazed panel giving access to rear of property.

GROUND FLOOR WC

0.88m x 1.86m (2' 11" x 6' 1")

Dual flush WC and corner wash hand basin with tiled splashback. Single panel radiator. Tiled flooring. Window providing natural light.

FIRST FLOOR LANDING

0m x 0m (0' 0" x 0' 0") Bright dual aspect landing. Single panel radiator. Power point.

BEDROOM ONE

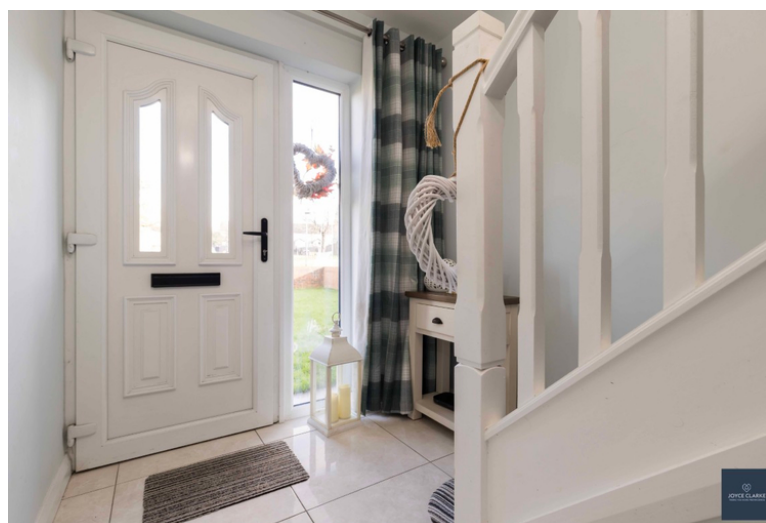
3.97m x 4.17m (13' 0" x 13' 8")

Front aspect double bedroom. TV point for wall mounted TV. Single panel radiator.

BEDROOM TWO

3.67m x 3.56m (12' 0" x 11' 8")

Rear aspect double bedroom. TV point for wall mounted TV. Single panel radiator.



FAMILY BATHROOM

2.39m x 2.24m (7' 10" x 7' 4")

Fully tiled family bathroom comprising of panel bath with centre taps, mains fed shower including additional rainfall showerhead and shower screen. Dual flush WC and wash hand basin with vanity unit below. Heated towel rail. Extractor fan.

SECOND FLOOR LANDING

Access to attic

BEDROOM THREE

4.98m x 2.70m (16' 4" x 8' 10") MAX

Rear aspect bedroom. Double panel radiator. TV point for wall mounted TV.

ENSUITE

1.12m x 2.33m (3' 8" x 7' 8")

Shower enclosure with PVC panelling and mains fed shower. Dual flush WC and wash hand basin with pedestal. Tile effect vinyl flooring. Single panel radiator.

BEDROOM FOUR

3.98m x 2.28m (13' 1" x 7' 6") MAX

Front aspect bedroom. TV point for wall mounted TV. Double panel radiator.

OUTSIDE

FRONT

Brick wall with railing and metal gate giving pedestrian access to front garden. Front garden laid in lawn with paved path leading to front door. Outside light. Path at side leading rear garden. Garden shed.

REAR

Tarmac driveway providing access to rear. Paved patio area benefiting from south facing aspect. Lawn area. Outside tap and lighting.

