



JOYCE CLARKE

TAKING YOU HOME

FOR SALE

24 Birchdale Manor

Lurgan

BT66 7SY

Bedroom	3
Reception	1
Bathroom	2



Beautifully presented three bedroom townhouse with panoramic views of the countryside to the rear

Offers in Excess of: £147,500

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



JOYCE CLARKE

TAKING YOU HOME

We can't wait to show you 24 Birchdale Manor, Lurgan! This beautifully presented townhouse is ideally located within walking distance of Lurgan Park, schools and shops. It offers three spacious bedrooms, welcoming living room with open fire, and well planned out kitchen dining with integrated appliances. In addition to the ground floor WC, the family bathroom is well presented and has a waterfall shower over the bath. Mains gas has recently been installed making this an efficient home to run. Enjoy sunny days in the fully enclosed garden to the rear which enjoys excellent privacy, and has the most wonderful view of the countryside. Parking is via a private tarmac driveway to the front. Early viewing is highly recommended.



- Spacious townhouse in a highly sought after location
- Three well proportioned bedrooms
- Living room with feature fireplace and open fire
- Open plan kitchen dining with integrated appliances
- Downstairs WC
- Family bathroom with shower over bath
- Fully enclosed garden to the rear with panoramic views of the countryside
- Off street parking to front
- Fuel efficient mains gas heating



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

Very energy efficient - lower running costs

Not energy efficient - higher running costs

Awaiting EPC

ENTRANCE HALL

Solid wood entrance door with glazed panel to side. Tiled flooring. Single panel radiator. Telephone point. Staircase leading to first floor. Alarm panel.

LIVING ROOM

3.84m x 4.27m (12' 7" x 14' 0")

Front aspect reception room including feature open fireplace with wood surround, granite hearth and back panel and electric insert. TV point. Double panel radiator.



KITCHEN DINER

3.83m x 3.53m (12' 7" x 11' 7")

Range of high and low level kitchen cabinets. Appliances include electric oven, four ring electric hob with extractor canopy above and integrated fridge freezer. Space for washing machine and dishwasher. Stainless steel sink and drainage unit. Tiled flooring and splashback. TV point for wall mounted TV. Double panel radiator.



REAR HALL

1.13m x 1.61m (3' 8" x 5' 3")

Solid wood door with glazed panel giving access to rear garden. Single panel radiator. Tiled flooring.

GROUND FLOOR WC

1.03m x 2.05m (3' 5" x 6' 9")

Dual flush WC and wash hand basin with pedestal. Tiled flooring. Extractor fan.

FIRST FLOOR LANDING

Access to partially floored attic. Power point

MASTER BEDROOM

2.68m x 3.97m (8' 10" x 13' 0")

Rear aspect double bedroom. Single panel radiator.



BEDROOM TWO

2.78m x 3.84m (9' 1" x 12' 7")

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

BEDROOM THREE

2.19m x 2.90m (7' 2" x 9' 6")

Rear aspect bedroom. Single panel radiator.

FAMILY BATHROOM

2.07m x 2.60m (6' 9" x 8' 6") (MAX)

Three piece bathroom suite comprising of panel bath with mains fed shower including additional rainfall showerhead and glass shower screen above, dual flush WC and wash hand basin with pedestal. Tiled flooring, splashback and wall area around bath. Double panel radiator. Extractor fan. Hotpress.

OUTSIDE

FRONT GARDEN

Private office street tarmac parking for two vehicles side by side

REAR GARDEN

Low maintenance rear garden with views over fields to the rear. Garden laid in paving with tarmac path. Outside tap and lighting. Tarmac pathway with gated access allowing access to front.

