

**18 ADDRESS MANOR
ANNAGHMORE
PORTADOWN
CO. ARMAGH
BT62 1UF**



*working harder to make your **move easier***

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“AWESOME IN ADDRESS MANOR”

AN IMMACULATELY PRESENTED HOME ON AN ENVIABLE END SITE IN THIS QUIET RESIDENTIAL DEVELOPMENT

TOM HENRY & COMPANY ARE DELIGHTED TO PRESENTED TO THE MARKET THIS FANTASTIC 3 BEDROOM PROPERTY. OFFERING THE POTENTIAL FORTUNATE PURCHASER SPACIOUS, MODERN & COMFORTABLE LIVING ACCOMMODATION, COMPLIMENTED BY A SUPERBLY GENEROUS SITE WITH AN ENCLOSED REAR GARDEN, THIS PROPERTY WOULD BE IDEAL FOR FIRST-TIME BUYERS, FAMILIES OR DOWN-SIZERS ALIKE.

SITUATED JUST OFF THE BLACKISLAND ROAD, AND BENEFITTING FROM SUPERB ACCESS TO THE MAIN ROADS NETWORK FOR COMMUTING TO MOY, DUNGANNON, ARMAGH & PORTADOWN, THIS PROPERTY ENJOYS AN EXTREMELY CENTRAL LOCATION, AND IS ALSO ONLY MINUTES TO THE M1 INTERSECTION FOR COMMUTING TO FURTHER AFIELD WHILST STILL RETAINING A SEMI-RURAL FEEL.

A BEAUTIFUL HOME, ON A GREAT SITE IN A MOST POPULAR DEVELOPMENT – VIEW EARLY!



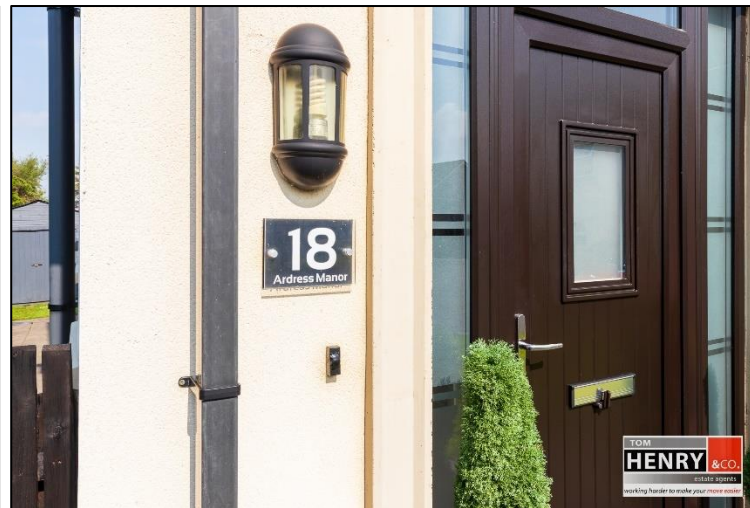
GUIDE PRICE: £174,950

PROPERTY FEATURES & ACCOMMODATION IN BRIEF OVERLEAF...

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PROPERTY FEATURES...

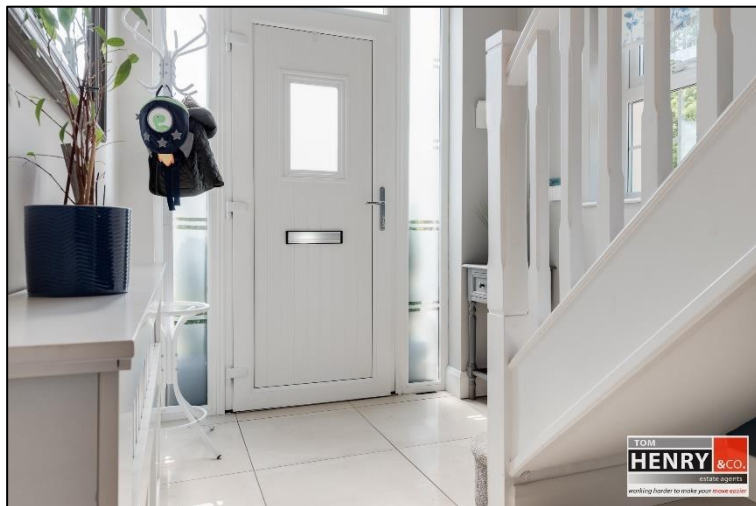
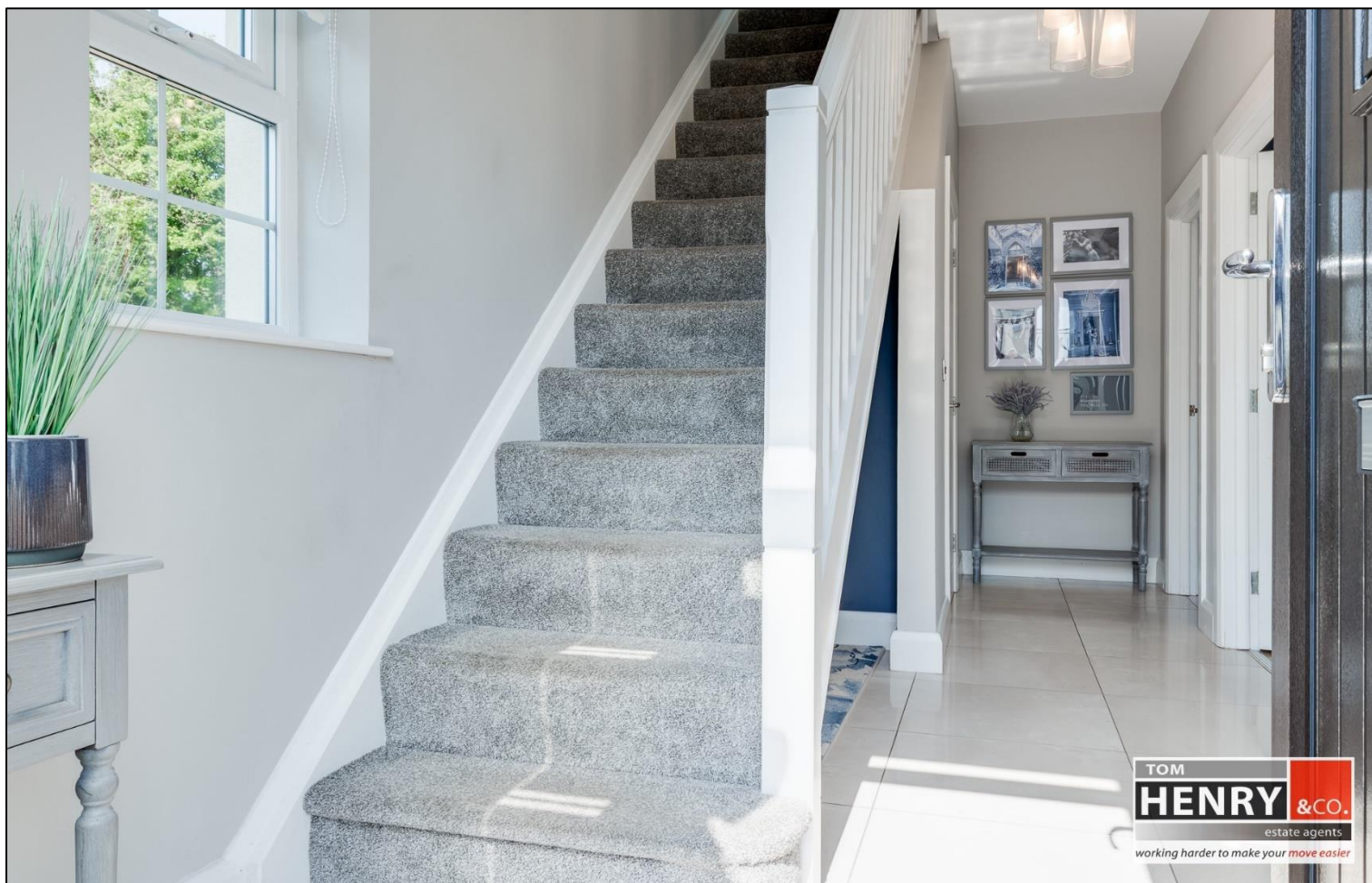
- AN ABSOLUTELY IMMACULATE SEMI-DETACHED PROPERTY.
- CONSTRUCTED CIRCA. 2016 & OWNER OCCUPIED SINCE NEW.
- PRESENTED FOR SALE IN SUPERB CONDITION THROUGHOUT.
- 3 BEDROOMS; MASTER WITH FITTED WARDROBES & ENSUITE.
- SITUATED ON A SUPERB END SITE WITH A GREAT REAR GARDEN.
- QUIET & POPULAR SEMI-RURAL DEVELOPMENT.
- FANTASTIC ACCESS TO THE MAIN ROADS NETWORKS.
- MINUTES FROM MOY, DUNGANNON, ARMAGH & PORTADOWN.
- SITTING ROOM WITH COSY GLASS FRONTED STOVE.
- QUALITY FITTED KITCHEN WITH SPACE FOR DINING / ENTERTAINING.
- INTEGRATED APPLIANCES INCLUDED.
- SEPARATE UTILITY ROOM.
- GROUND FLOOR POWDER ROOM / CLOAK W.C.
- FAMILY BATHROOM WITH 4 PIECE SUITE.
- U.P.V.C. DOUBLE GLAZED WINDOWS.
- OIL FIRED CENTRAL HEATING.
- SECURITY ALARM.
- HARD WIRED SMOKE & CARBON MONOXIDE ALARMS.
- DEEP SKIRTINGS & ARCHITRAVES.
- WHITE INTERNAL DOORS.
- FLOOR COVERINGS & BLINDS INCLUDED IN SALE.
- LIGHT FITTINGS INCLUDED IN SALE.
- SUITABLE FOR CO-OWNERSHIP.
- SURE TO APPEAL AS A FIRST OR FAMILY HOME.
- EARLY VIEWING IS HIGHLY RECOMMENDED TO AVOID DISAPPOINTMENT.



ACCOMMODATION IN BRIEF...

ENTRANCE HALL:

P.V.C. EXTERNAL DOOR WITH GLAZED PANEL, SIDE PANELS & FAN LIGHT. TILED FLOOR. STAIRS TO FIRST FLOOR WITH CARPET. SPACE FOR STORAGE UNDER STAIRS.



POWDER ROOM:
WHITE SUITE. TOILET. WASH HAND BASIN WITH TILED SPLASH BACK. TILED FLOOR. X-FAN.



SITTING ROOM:
CORNER GLASS FRONTED STOVE ON TILED HEARTH WITH FEATURE SLATE SURROUND. PRE-FINISHED FLOOR.





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KITCHEN / DINING AREA:

FITTED HIGH & LOW LEVEL UNITS WITH UNDER UNIT LIGHTING. S.S. SINK & DRAINER WITH MIXER TAP FITTING. INTEGRATED ELECTRIC HOB & UNDER OVEN WITH X-FAN OVER IN S.S. CANOPY. INTEGRATED DISHWASHER. INTEGRATED FRIDGE FREEZER. TILED FLOOR.



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UTILITY ROOM:

FITTED HIGH & LOW LEVEL UNITS. S.S. SINK & DRAINER WITH MIXER TAP FITTING. PLUMBED FOR WASHING MACHINE. SPACE FOR TUMBLE DRYER. X-FAN. P.V.C. REAR EXTERNAL DOOR WITH GLAZED PANEL.



FIRST FLOOR:

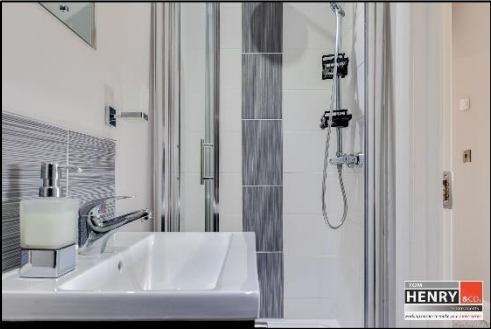
STAIRS & LANDING:
CARPET TO FLOOR.

HOTPRESS:
SHELVED WITH IMM. HEATER.



MASTER BEDROOM:
TO REAR. CARPET TO FLOOR. FITTED WARDROBES WITH SLIDING DOORS; SHELVED & HANGING SPACE.

ENSUITE:
WHITE SUITE. TILED SHOWER WITH DUAL HEAD FITTING. WASH HAND BASIN IN VANITY UNIT WITH TILED SPLASH BACK. TOILET. DOWN LIGHTING. TILED FLOOR. X-FAN.



BEDROOM 2:
TO FRONT. CARPET TO FLOOR.



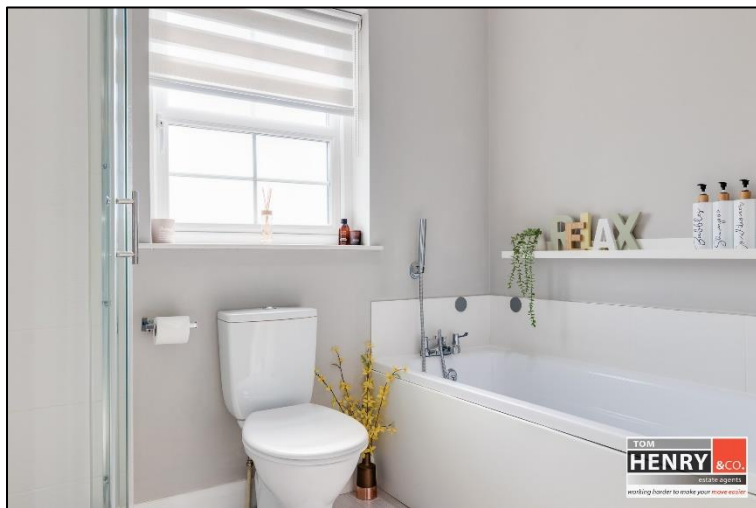
BEDROOM 3:
TO REAR. CARPET TO FLOOR.





BATHROOM:

WHITE SUITE. BATH WITH MIXER TAP & SHOWER HEAD FITTING. TILED SHOWER. WASH HAND BASIN WITH TILED SPLASH BACK. TOILET. DOWN LIGHTING. TILED FLOOR. X-FAN.



ROOF SPACE:

ACCESSED VIA PULL-DOWN LADDER. PART FLOORED FOR STORAGE. ELECTRIC LIGHT.

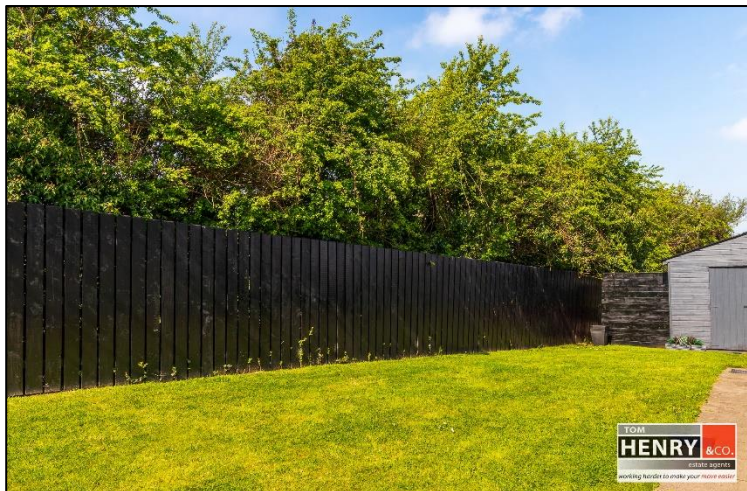
OUTSIDE:

TARMAC DRIVEWAY / PARKING TO FRONT. GRAVELLED & LAWNED AREA.

GENEROUS LAWNED AREA TO SIDE. EXTERNAL POWER POINT & WATER TAP.

LAWNED AREA TO REAR. GRAVELLED SEATING AREA. GARDEN SHED (INCLUDED). EXTERNAL POWER POINT.





Score	Energy rating	Current	Potential
92+	A		
81-91	B	83 B	83 B
69-80	C		
55-68	D		
39-54	E		
21-38	F		
1-20	G		

Thinking of selling or renting your home?



Want to know what your property is worth?

- > **Free** no obligation pre sale/ pre let valuation.
- > Market leading sales record.
- > Competitive sales & rental rates.
- > RICS member firm.
- > Professional & efficient service.
- > Over **100 years** local combined experience.

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VALUATIONS.

Should you be considering the sale of your own property we would be pleased to arrange through our office a Free Valuation and advice on selling without obligation.

FOR FURTHER DETAILS & ARRANGEMENTS TO VIEW PLEASE CONTACT THE SOLE AGENT.