



3 Henderson Avenue Conlig, Newtownards, BT23 7PW

Positioned conveniently midway between Newtownards and Bangor and just off the main Bangor to Newtownards dual carriageway, this terraced home offers a practical place to live with ease of access to both major towns and beyond. An ideal starter home.

The property has been nicely presented for sale but with just enough left to allow you to put your own personal stamp on it through time. It offers 3 really well proportioned bedrooms, all with built in storage, a separate bathroom & WC plus two reception rooms, including a lounge with lovely feature fireplace, and a simple kitchen. It benefits from uPVC double glazing & fascia and oil fired central heating. There may also be an option to purchase some furniture if necessary.

Of particular interest to many will be the generous front & rear gardens, ideal for those with children, with the rear in particular offering scope for off street parking or even a garage or workshop if desired (subject to any relevant consents).

All in all this is a very practical home with some excellent features that make it well worth its asking price, and probably more besides, so contact us as soon as possible to secure an early appointment to view.

Offers Around £149,950

3 Henderson Avenue

Conlig, Newtownards, BT23 7PW



- Nicely presented terraced home
- Dining room
- uPVC double glazing & fascia
- Please see our website for full details
- 3 well proportioned bedrooms (all with built in storage)
- Kitchen
- Oil fired central heating
- Lounge with feature fireplace
- Bathroom + separate WC
- Generous gardens with potential for parking or garage to rear

Entrance

Entrance Hall

11'8x6'1 (3.56mx1.85m)

Lounge

18'5x9'11 (5.61mx3.02m)

Dining room

10'5x9'11 (3.18mx3.02m)

Kitchen

16'6x7'5 (5.03mx2.26m)

Landing

Bedroom 1

13'2x12 (4.01mx3.66m)

Bedroom 2

11'10x10'1 (3.61mx3.07m)

Bedroom 3

10'1x9 (3.07mx2.74m)

Bathroom

6'4x6'9 (1.93mx2.06m)

WC

4'7x2'8 (1.40mx0.81m)

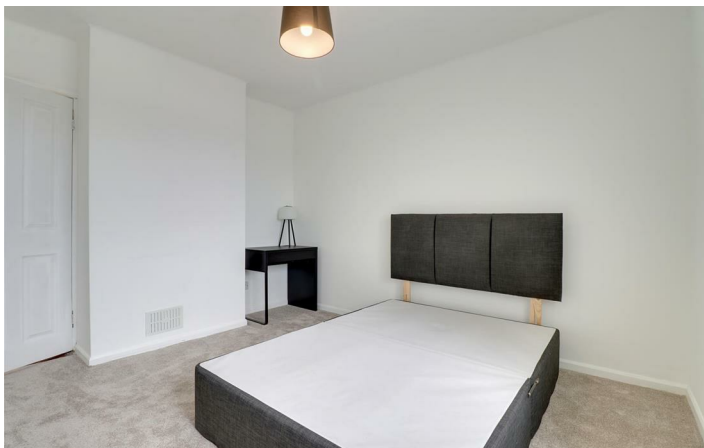
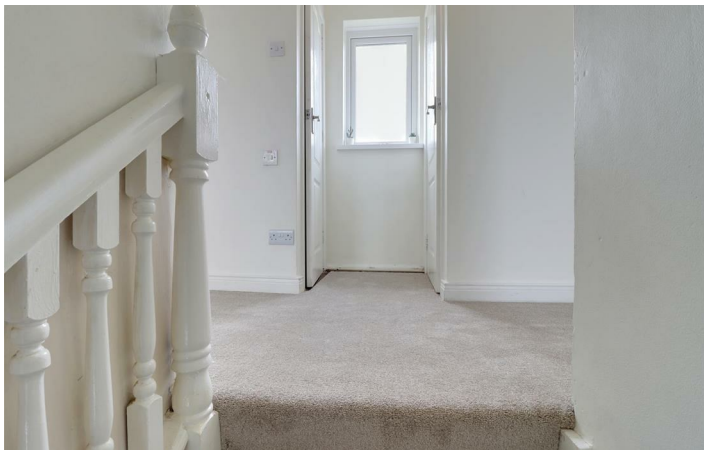
Outside

Tenure

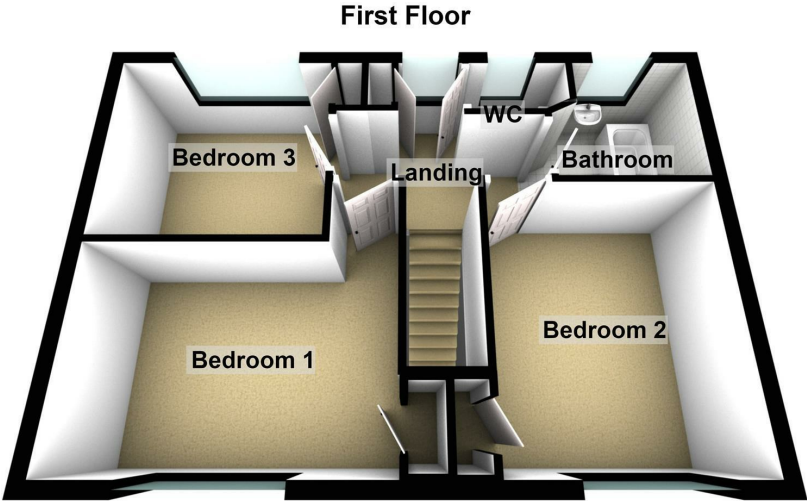
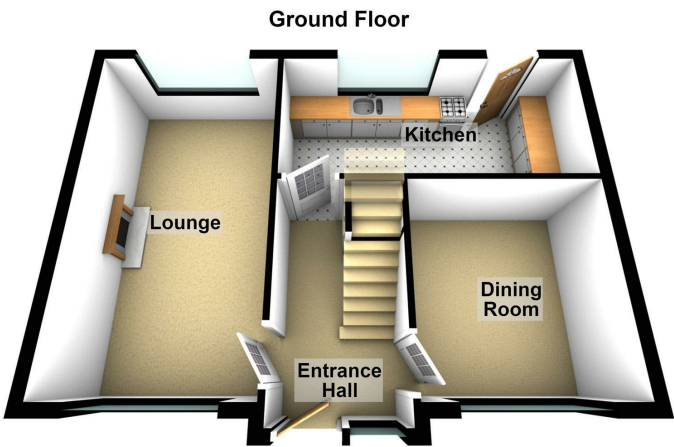
Property misdescriptions



Directions



Floor Plan



These particulars, whilst believed to be accurate are set out as a general outline only for guidance and do not constitute any part of an offer or contract. Intending purchasers should not rely on them as statements of representation of fact, but must satisfy themselves by inspection or otherwise as to their accuracy. No person in this firms employment has the authority to make or give any representation or warranty in respect of the property.

Energy Efficiency Rating			Environmental Impact (CO ₂) Rating		
	Current	Potential		Current	Potential
Very energy efficient - lower running costs			Very environmentally friendly - lower CO ₂ emissions		
(92 plus) A			(92 plus) A		
(81-91) B			(81-91) B		
(69-80) C			(69-80) C		
(55-68) D			(55-68) D		
(39-54) E			(39-54) E		
(21-38) F			(21-38) F		
(1-20) G			(1-20) G		
Not energy efficient - higher running costs			Not environmentally friendly - higher CO ₂ emissions		
Northern Ireland			Northern Ireland		
EU Directive 2002/91/EC			EU Directive 2002/91/EC		