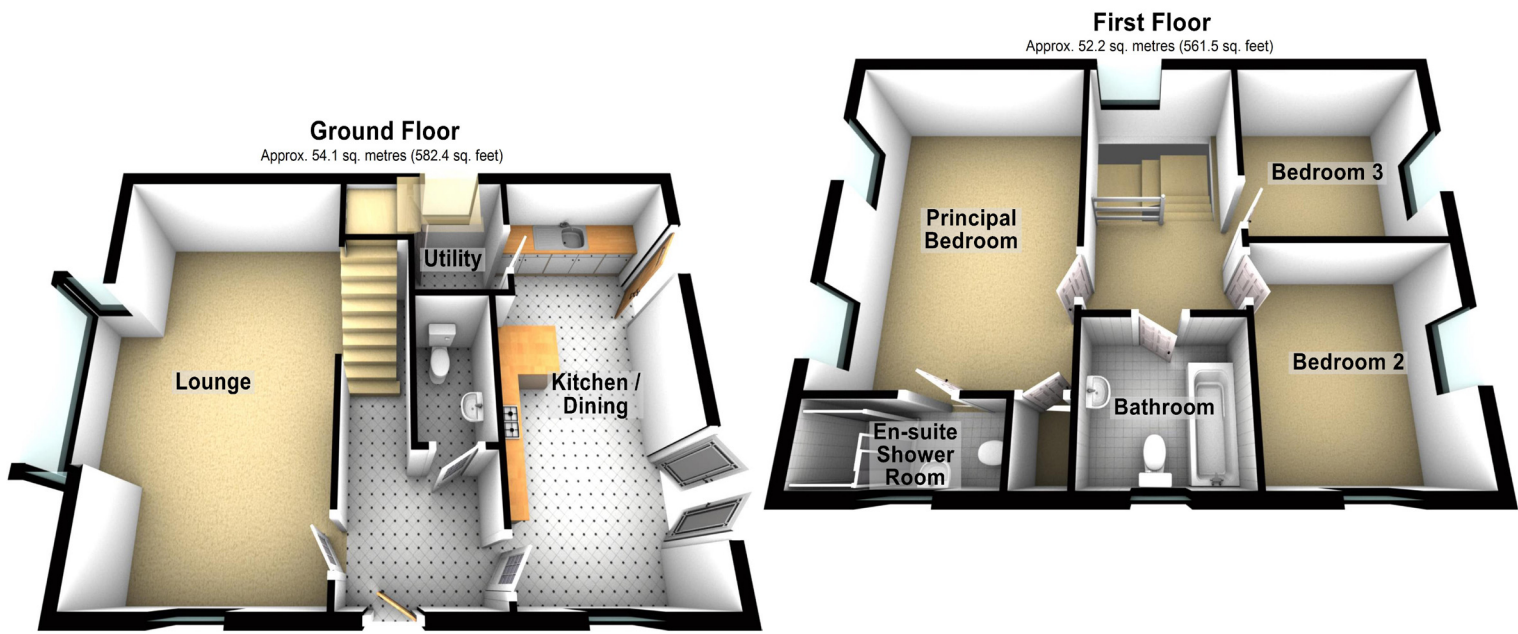


Independent

PROPERTY ESTATES



Total area: approx. 106.3 sq. metres (1143.9 sq. feet)



These particulars are given on the understanding that they will not be construed as part of a contract or lease. Whilst every care is taken in compiling the information, we give no guarantee as to the accuracy thereof and prospective purchasers are recommended to satisfy themselves regarding the particulars. We have not tested any heating or electrical systems

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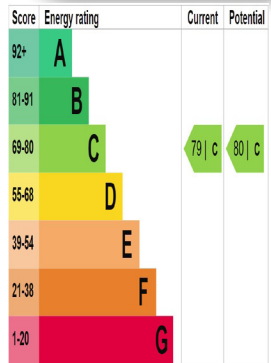
Independent

PROPERTY ESTATES



1 Blackwood Avenue, Newtownards

Offers Over - £225,000



- Modern Detached Property
- Three First Floor Bedrooms
- Principal Ensuite Shower Room
- Spacious Lounge into Box Bay
- Modern Kitchen to Dining Area
- Utility Room off Kitchen
- Ground Floor W.C.
- First Floor Bathroom Suite
- Gas Fired Central Heating
- uPVC Double Glazing
- Off-Road Parking to Rear
- Enclosed Rear Lawn Garden

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Ground Floor

Entrance Hall

Spacious Entrance Hall complete with Tiled Flooring.

Lounge (19' 4" x 11' 5")

Spacious Lounge leading into a Box Bay Window.

Kitchen / Dining Room (19' 4" x 9' 6")

Modern fitted 'Shaker' style Kitchen with an excellent range of high and low level units with integrated appliances including: a Fridge / Freezer, a Gas Hob with Oven under, a Stainless Steel Sink Unit and is plumbed for a Dishwasher. Complete with tiled floor, dual access to the Rear Garden and leads to:

Utility Room (5' 9" x 4' 9")

Tiled flooring continued from the Kitchen and is plumbed for Utilities.

W.C.

Located off the Entrance Hall. Two-piece suite comprising a Push Button W.C. and a Pedestal Wash Hand Basin. Tiled floor continued from the Entrance Hall.



First Floor

Principal Bedroom (15' 6" x 11' 6")

Double Bedroom with access to built-in storage and:

Ensuite Shower Room (8' 9" x 3' 5")

Modern fitted Shower Room with a three-piece suite comprising a Push Button W.C., a Pedestal Wash Hand Basin and tiled Shower Cubicle. Complete with tiled flooring.

Bedroom Two (10' 4" x 9' 4")

Double Bedroom.

Bedroom Three (8' 10" x 9' 4")

Double Bedroom.

Bathroom (7' 5" x 6' 9")

Modern fitted Bathroom with a white three-piece suite comprising a wall mounted Wash Hand Basin, a Push Button W.C. and a Panel Bath with Shower Unit and Wall Tiling. Complete with Tiled Floor.



Outside

Front

To the front & side of the Property there is a lawn garden and a loose stone area with landscaped hedging. A driveway provides off-road parking for two vehicles.

Rear

Enclosed Garden laid primarily in lawn.