



13 Church Street Court | Newtownards | BT23 4BZ

02891 180081 | viewings by appointment 7 days a week

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13 Church Street Court

- * Excellent mid-terrace property in a very convenient town centre location
- * Beautifully presented throughout and ready to move into
- * Bright and spacious living room
- * Modern fitted kitchen with ample dining space
- * Two well-proportioned bedrooms
- * Contemporary bathroom with three piece white suite
- * Front garden laid in decorative pebbles
- * Fully enclosed rear garden laid in brick paviour
- * Oil fired central heating & double glazed throughout
- * Convenient location with a great choice of local amenities

Offers Around: £97,500



The Right Start!

This is a fantastic opportunity to purchase a well-presented property in an ideal town centre location. The property offers bright and spacious accommodation that is ready to move into and the location alone will guarantee a lifestyle that will appeal to first time buyers and investor due to its proximity to Newtownards town centre and a great range of local amenities.

Downstairs comprises of an entrance porch, a bright and spacious living room and a modern kitchen with dining space with access to the rear garden. Upstairs comprises of two well-proportioned bedrooms and a contemporary bathroom with three piece suite.

Externally to the front there is a garden laid in decorative pebbles and to the rear there is a fully enclosed garden laid in brick paviour, offering plenty of space to relax, cook up a tasty BBQ and enjoy any good weather we have!

Church Street Court is a very convenient location and Newtownards town centre is just a few minutes' walk away. There is an excellent range of amenities on your doorstep, including public transport with easy access to Bangor, Belfast and beyond.



Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C		74 C
55-68	D	60 D	
39-54	E		
21-38	F		
1-20	G		



THIS PROPERTY COMPRISES

UPVC front door to...

ENTRANCE PORCH: Laminate wooden flooring.

LIVING ROOM: (4.50m x 2.91m) Laminate wooden flooring.

KITCHEN/DINING ROOM: (4.53m x 3.28m) Range of high and low wooden level units, granite effect work surfaces, single bowl stainless steel sink unit with mixer tap, housing for cooker, integrated extractor hood, space for fridge, plumbed for washing machine, tile effect flooring. Dining space. Large storage cupboard/walk-in pantry. Door to rear.

FIRST FLOOR

LANDING: Laminate wooden flooring. Hotpress. Access to roofspace.

BEDROOM (1): (4.49m x 2.94m) Built-in wardrobe. Laminate wooden flooring.

BEDROOM (2): (3.24m x 2.24m) Laminate wooden flooring.

BATHROOM: Contemporary three piece white suite comprising tongue and groove paneled bath with electric shower unit over, glass shower screen, pedestal wash hand basin and low flush WC.

Stainless steel heated towel rail. Recessed lighting. Tile effect flooring.

OUTSIDE

Front garden laid in decorative pebbles with a paved area.

Fully enclosed rear garden laid in brick paviour. Gate to rear. Water tap. Light



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