

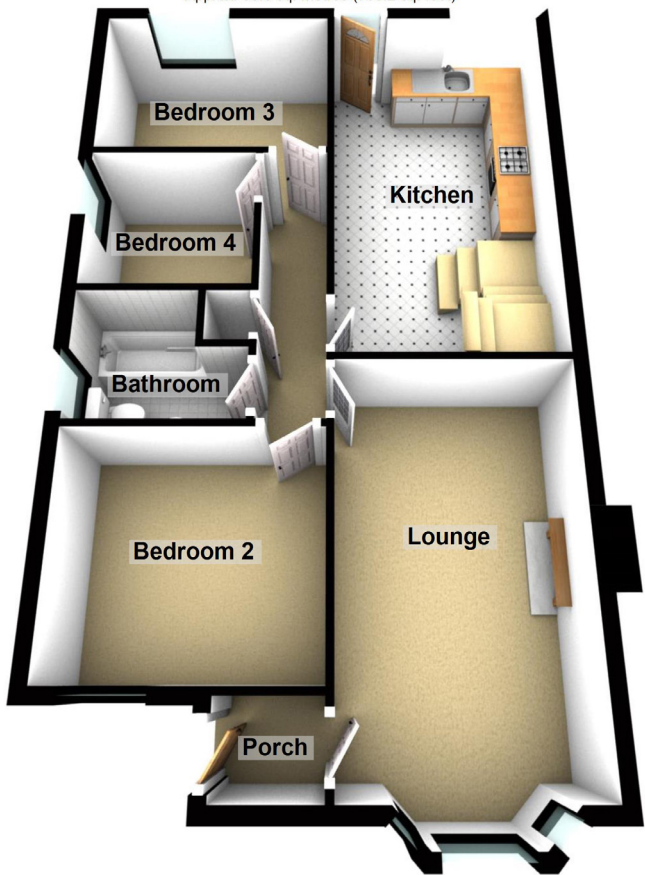
Independent

PROPERTY ESTATES



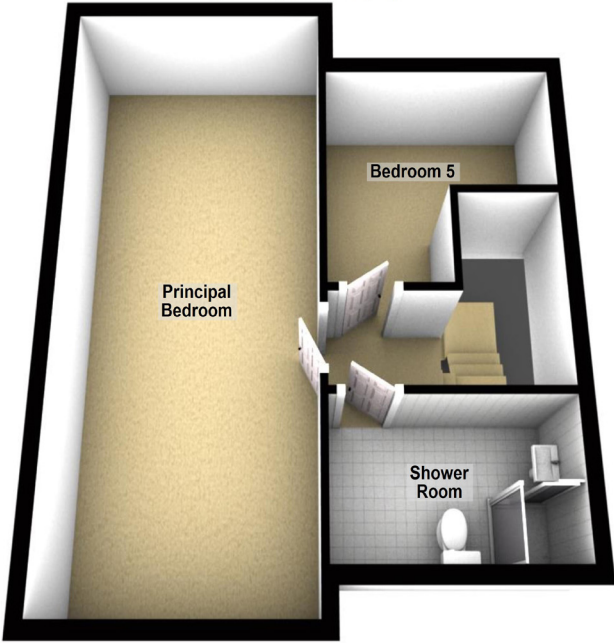
Ground Floor

Approx. 65.8 sq. metres (708.2 sq. feet)



First Floor

Approx. 40.6 sq. metres (437.4 sq. feet)



Total area: approx. 106.4 sq. metres (1145.6 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

028 9145 0000
www.ipestates.co.uk

Part of The Independent Group of Companies

Independent

PROPERTY ESTATES



22 Cooleen Avenue, Newtownards
Offers Over - £169,950

Deceptively Spacious Semi-Detached Property
Flexible Living Accommodation over Two Floors
Five Bedrooms & One Reception Room, Or:
Four Bedrooms & Two Reception Rooms
Ground Floor Bathroom & First Floor Shower Room
Oil Fired Central Heating & uPVC Double Glazing
Spacious Enclosed Rear Paved Yard & Patio Area

Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C		
55-68	D		68 D
39-54	E	53 E	
21-38	F		
1-20	G		

028 9145 0000
www.ipestates.co.uk

Part of The Independent Group of Companies



This deceptively spacious Semi-Detached Family Home offers flexible living accommodation over two floors that can adapted to suit a number of individual needs.

The Ground Floor of the Property comprises a spacious Lounge with a box Bay Window, a fitted Kitchen with casual dining space, the Principal Bathroom Suite and three Bedrooms. One of the Bedrooms can be utilised as a further Reception Room instead if required.

The First Floor of the Property comprises of two further Bedrooms, including the spacious Principal Bedroom, and a Shower Room.

Ground Floor

Entrance Porch

Solid Wooden door leading into Enclosed Entrance Porch complete with Laminate Wooden Flooring.

Lounge (17' 2" x 9' 8")

Spacious front aspect Reception Room with a tile surround Fireplace, Laminate Wooden Flooring and a Box Bay Window.

Kitchen (17' 8" x 10' 0")

Fitted Kitchen with a range of high and low level units with complimentary Laminate roll-edge Worktops. Integrated Hob with Oven under, Stainless Steel Sink Unit and plumbed for both a Washing Machine and Dishwasher. Door leading to the Rear Patio Area & Garden.

Bedroom Two / Reception Two (10' 10" x 9' 9")

Front aspect double Bedroom that could be utilised as a further Reception Room if required.

Bedroom Three (10' 9" x 7' 6")

Rear aspect Bedroom.

Bedroom Four (7' 6" x 6' 8")

Side aspect Bedroom.

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

White three-piece suite comprising a Pedestal Wash Hand Basin, a W.C. and Panel Bath with an Electric Shower Unit. Complete with tiled walls.



First Floor

Principal Bedroom (23' 0" x 10' 10")

Double Bedroom with access to Eaves Storage and a Skylight.

Bedroom Five (9' 10" x 9' 0") at widest points

Rear aspect Bedroom.

Shower Room (9' 10" x 5' 8")

Three-piece suite comprising a W.C., a Pedestal Wash Hand Basin and a Shower Cubicle with an Electric Shower Unit.

Outside

Front

Garden laid in lawn and a driveway providing off-road parking and access to the rear.

Rear

Spacious fence enclosed paved yard providing ease of maintenance and a raised Patio Area providing an ideal place to relax or entertain.

