



6 LANSDOWNE CRESCENT

Newtownards BT23 4WF

Offers Around **£209,950**



SEMI-DETACHED | 4  | 2  | 1 

Lansdowne Crescent is a well- established and highly regarded residential area in Newtownards, offering a peaceful setting while being conveniently close to the town centre. Newtownards itself is a vibrant market town at the head of Strangford Lough, known for its excellent local amenities, including shops, restaurants, schools and leisure facilities.

KEY FEATURES

- Positioned in a Well-Established and Highly Regarded Area in Newtownards
- Close to Many Local Amenities, including Shops, Restaurants, Schools and Leisure Facilities
- Well Connected to Surrounding Towns Via Excellent Road and Transport Links
- Bright, Spacious and Well Presented Throughout
- Family Lounge with Feature Open Fire and Beautiful Solid Wood Flooring
- Open Plan Kitchen Dining with Access to Rear Garden
- Four Well Proportioned Bedrooms, Principal Benefitting Ensuite Shower Room
- White Three Piece Family Bathroom
- Downstair WC
- Gas Fired Central Heating
- Fully Enclosed Rear Garden with both Decked Area and Lawn Ideal for Outdoor Entertaining, Young Children and Pets Alike
- Perfect Property For Families Looking Extra Space, Comfort and Convenience in a Fantastic Location
- Early Viewing Highly Recommended
- Broadband Speed - Ultrafast



ROOM DETAILS

Ground Floor

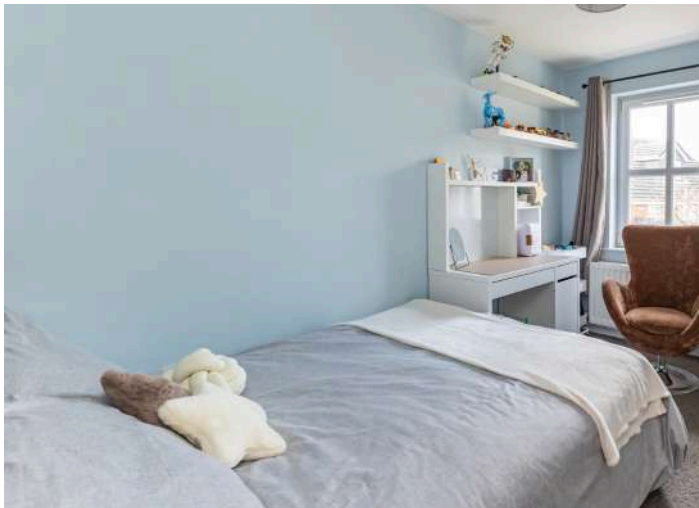
- Spacious Entrance Hall
- Family Lounge
12'10" x 6'7"
- Kitchen / Dining
7'9" x 17'5"
- Downstairs WC
- Stairs Leading to First Floor

First Floor

- Principle Bedroom
11'5" x 9'3"
- En suite Shower Room
- Bedroom Two
11'10" x 8'2"
- Bedroom Three
11'5" x 7'11"
- Bedroom Four
10' x 8'9"
- Family Bathroom
6'2" x 5'1"

Outside

- To the front a lawn with paved pathway leading to the front door
- Pebbled driveway providing off street car parking with gates to rear garden
- To the rear a fully enclosed garden laid in lawn with wood decked area and raised beds with pebble detail, ideal for outdoor entertaining, young children and pets alike
- Outside water, outside light, shed



DIRECTIONS

From The Square in Comber head down Newtownards Road and then onto the A21 towards Newtownards. Take a left at Lansdowne Road then a right onto Lansdowne Crescent. Number 6 is on the left-hand side..



THE LOCAL AREA

Offering the peace and quiet of a semi-rural town, perfectly balanced with an abundance of amenities and attractions, Newtownards is regarded as one of the prime places to live in Northern Ireland. Its close proximity to Belfast means it is perfect for the daily commuter who prefers the solace of a quieter setting for residency. Many attractive homes enjoy the appeal of unrivalled idyllic seaside or rolling countryside views.

ENERGY EFFICIENCY RATING		
Very energy efficient – lower running costs		
92+	A	
81-91	B	
69-80	C	
55-68	D	
39-54	E	
21-38	F	
1-20	G	
NOT energy efficient – higher running costs		
	CURRENT	POTENTIAL
	76	76

Scan QR Code for more details and to arrange a viewing.



OUR BRANCHES

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