



## 6 LANSDOWNE CRESCENT

NEWTOWNARDS BT23 4GU

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*Offers Around*

**£209,950**



HOUSE - SEMI-  
DETACHED  
Add text here

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- 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



## ROOM DETAILS

*Entrance*

*SPACIOUS  
ENTRANCE HALL*

*FAMILY LOUNGE  
(12'10" x 6'7")*

*DOWNSTAIRS WC*

*KITCHEN /  
DINING  
(7'9" x 17'5")*

*STAIRS LEADING  
TO 1ST FLOOR /  
LANDNG*

*PRINCIPAL*

*BEDROOM  
(11'5" x 9'3")*

*ENSUITE  
SHOWER ROOM*

*BEDROOM (3)  
(11'5" x 7'11")*

*BEDROOM (2)  
(11'10" x 8'2")*

*BEDROOM (4)  
(10'0" x 8'9")*

*FAMILY  
BATHROOM*

*OUTSIDE*



## 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

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) <b>A</b>		
(81-91) <b>B</b>		
(69-80) <b>C</b>	76	76
(55-68) <b>D</b>		
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
Not energy efficient - higher running costs		
<b>Northern Ireland</b>	EU Directive 2002/91/EC	

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

## OUR BRANCHES

B' FAST (028) 9065 3333 H'WOOD (028) 9042 8888 BANGOR (028) 9131 3833 D'DEE (028) 9188 8881 COMBER (028) 9187 1212

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