



ULSTER PROPERTY SALES

# UPS

**NEWTOWNARDS BRANCH**

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Down, BT23 7HZ

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NETWORK STRENGTH - LOCAL KNOWLEDGE



**30 HENDERSON AVENUE,  
CONLIG, BT23 7PW**

**OFFERS AROUND £144,950**

This well maintained family home sits on a private site with mature gardens, benefitting from an array of plants, shrubs and trees and is close to both Newtownards town centre, Bangor, and all local amenities.

Internally there is great accommodation throughout, with a good sized living room with wood burning stove with space for informal dining, modern kitchen, ground floor bedroom, WC and conservatory.

The first floor has one well proportioned bedroom and a family bathroom with white suite. Externally, there is a garden in lawn to the front and side, and an enclosed rear garden with a large area in lawn, and paved section for seating.

Overall, this lovely property offers a spacious, modern family home that will appeal to a range of buyers, particularly those looking for a private site in a great location close to the town centre.

We recommend viewing at your earliest convenience as we anticipate great interest in this property.



## Key Features

- Semi-Detached Three Bedroom Property With Large Private Garden
- Living Room With Solid Wood Flooring And Wood Burning Stove
- Ground Floor Double Bedroom And Two Further Bedrooms On First Floor
- Well Maintained Throughout And Decorated To A Good Standard
- Oil Fired Central Heating, Ground Floor WC And First Floor Bathroom
- Modern Kitchen With Space For Appliances Leading To Conservatory
- Private Rear Garden With Lawn, Mature Plants And Shrubs And Patio Area
- Early Viewing Is Highly Recommended For This Lovely Family Home



### Accommodation

#### Comprises:

##### Porch

Tiled flooring.

##### Entrance Hallway

Hot press.

##### Living Room

10'5" x 21'3"

Solid Pine wooden flooring, wood burning stove with tiled surround, recessed spotlights, space for informal dining and patio doors to rear garden.

##### Bathroom

White suite comprising free standing with mixer tap, shower enclosure with overhead electric shower and glazed shower doors, pedestal wash hand basin with mixer tap, solid wooden flooring, part tiled walls and built in storage.

##### Kitchen

8'4" x 13'9"

Modern range of high and low level units with wood effect laminate worktops, inset stainless steel sink unit with mixer tap and drainer, space for oven, fridge freezer and tumble dryer, plumbed for washing machine, stainless steel extractor hood, wood laminate flooring and door to conservatory.

##### Conservatory

8'11"x 7'9"

Tiled flooring

### WC

White suite comprising low flush wc and tiled flooring.

### Bedroom 1

9'9" x 9'10"

Double room.

### Bedroom 2

11'2" x 13'9"

Double room.

### Bedroom 3

12'7" x 10'11"

### Outside

Front & Side: Area in lawn, paved walkway, area in artificial grass, mature plants, shrubs and trees, outside tap and light.

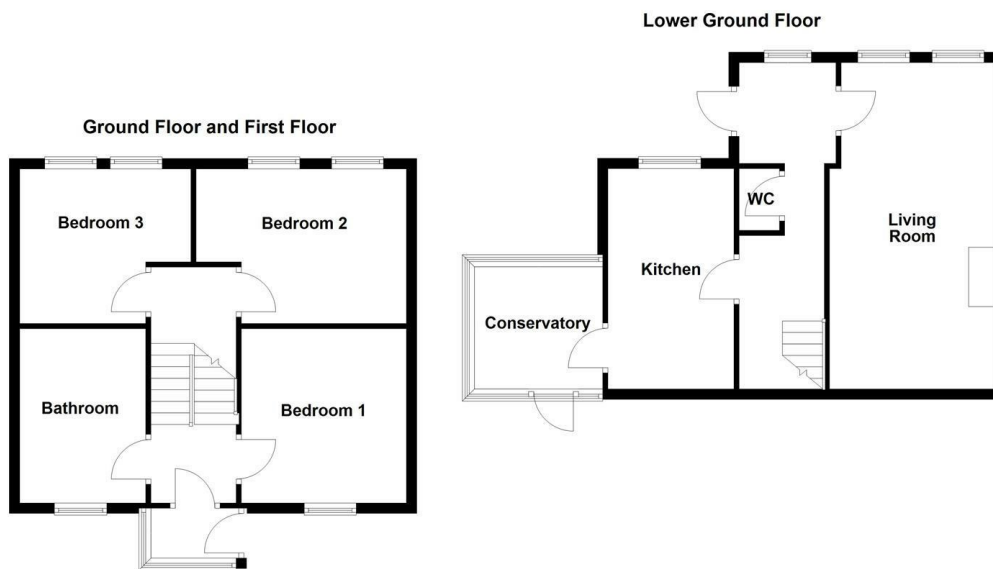
Rear: Area in lawn and patio area.











Whilst every attempt has been made to ensure the accuracy of the floor plan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.

Plan produced using PlanUp.

**30 Henderson Avenue**

| 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>                            |         |                         |
| (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 |

Questions you may have. **Which mortgage would suit me best?**

**How much deposit will I need? What are my monthly repayments going to be?**

To answer these and other mortgage related questions contact our mortgage advisor on 028 91811444.

Your home may be repossessed if you do not keep up repayments on your mortgage.

**We DO NOT charge for initial mortgage consultations. We may charge a fee on completion depending on circumstances. Our typical fee is £250, however, please confirm with Mortgage Consultant at time of appointment.**

Please note that we have not tested the services or systems in this property. Purchasers should make/commission their own inspections if they feel it is necessary.

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