



1 Stratheden Heights , Newtownards, BT23 8TD

Set on a generous prime site, convenient to local shops and schools, this detached bungalow benefits from a generous front extension and would make an excellent family home or retirement home.

The property offers a particularly generous lounge, with multi fuel stove, a kitchen with casual dining area, a bathroom and 4 bedrooms (3 doubles & a single). Externally there is a brick utility shed, with sink and plumbed for washing machine, and an attached garage. The property boasts a lovely private garden to the rear in lawn with paved patio area whilst the front offers a driveway with generous parking area. It benefits from uPVC double glazing & fascia and Phoenix gas central heating.

Some modernisation and refreshing will likely be necessary to suit modern buyers tastes but the space and potential in this generous home is obvious.

Offers Around £265,000

1 Stratheden Heights

, Newtownards, BT23 8TD



- Extended detached bungalow
- Kitchen with casual dining area
- Brick utility shed
- Convenient to local schools & shops.
- 4 bedrooms
- Bathroom
- Pleasant gardens to front, side & rear.
- Large lounge with multi fuel stove
- Attached garage with generous parking area
- uPVC double glazing & fascia - Phoenix gas central heating

Entrance

Entrance hall

21'6x4'6 (6.55mx1.37m)

Lounge

27'6x13'8 (8.38mx4.17m)

Kitchen/diner

18'3x8'5 (5.56mx2.57m)

TV room/Bed 4

13'1x8'5 (3.99mx2.57m)

Inner hallway

Bathroom

10'3x6 (3.12mx1.83m)

Bedroom 1

13'6x9'6 (4.11mx2.90m)

Bedroom 2

13'8x9'6 (4.17mx2.90m)

Bedroom 3

10'6x10'6 (3.20mx3.20m)

Utility shed

7'9x7 (2.36mx2.13m)

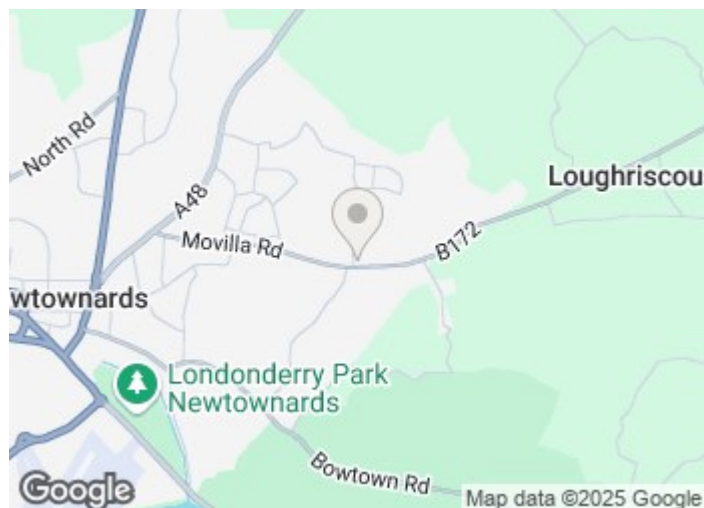
Garage

20'1x11'8 (6.12mx3.56m)

Outside

Tenure

Property misdescriptions



Directions

Travelling out of Newtownards along Movilla Road, past Abbey Primary School, turn left into Stratheden Heights and number 1 is immediately on the right.



Floor Plan




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Energy Efficiency Rating		Current	Potential	Environmental Impact (CO ₂) Rating		Current	Potential
Very energy efficient - lower running costs				Very environmentally friendly - lower CO ₂ emissions			
(92 plus) A				(81-91) A			
(81-91) B				(69-80) B			
(69-80) C				(55-68) C			
(55-68) D				(39-54) D			
(39-54) E				(21-38) E			
(21-38) F				(11-20) F			
(11-20) G				Not environmentally friendly - higher CO ₂ emissions			
Not energy efficient - higher running costs				Not environmentally friendly - higher CO ₂ emissions			
Northern Ireland				Northern Ireland			
EU Directive 2002/91/EC				EU Directive 2002/91/EC			
		68	72				

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