



## 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 £255,000**

# 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)

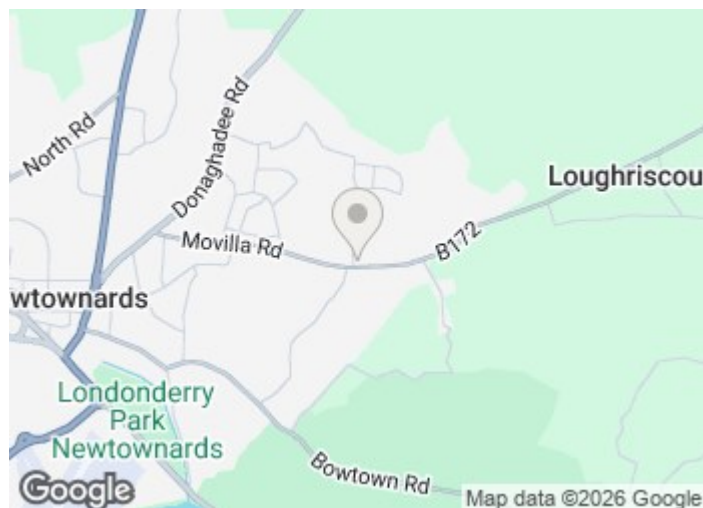
### Garage

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



  
 Your Local Mortgage Experts

**First home or 21<sup>st</sup> home, call us for expert advice on all your mortgage options.**

**02891 828100**



These particulars, whilst believed to be accurate are set out as a general outline only for guidance and do not constitute any part of an offer or contract. Intending purchasers should not rely on them as statements of representation of fact, but must satisfy themselves by inspection or otherwise as to their accuracy. No person in this firm's employment has the authority to make or give any representation or warranty in respect of the property.

Energy Efficiency Rating		Current	Potential	Environmental Impact (CO <sub>2</sub> ) Rating		Current	Potential
Very energy efficient - lower running costs				Very environmentally friendly - lower CO <sub>2</sub> emissions			
(92 plus) <b>A</b>				(82 plus) <b>A</b>			
(81-91) <b>B</b>				(69-81) <b>B</b>			
(69-80) <b>C</b>				(55-68) <b>C</b>			
(55-68) <b>D</b>				(39-54) <b>D</b>			
(39-54) <b>E</b>				(21-38) <b>E</b>			
(21-38) <b>F</b>				(11-20) <b>F</b>			
(1-20) <b>G</b>				Not environmentally friendly - higher CO <sub>2</sub> emissions			
Not energy efficient - higher running costs				Not environmentally friendly - higher CO <sub>2</sub> emissions			
Northern Ireland				Northern Ireland			
EU Directive 2002/91/EC				EU Directive 2002/91/EC			

61 High Street, Newtownards, Co Down, BT23 7HS

Tel: 028 91 828 100 Email: [info@grantestateagents.co.uk](mailto:info@grantestateagents.co.uk) <https://www.grantestateagents.co.uk/>