

ULSTER PROPERTY SALES

UPS

NEWTOWNARDS BRANCH

46 High Street, Newtownards, County
Down, BT23 7HZ

028 91811444

newtownards@ulsterpropertysales.co.uk

NETWORK STRENGTH - LOCAL KNOWLEDGE



**69 WILLIAM STREET,
NEWTOWNARDS, BT23 4EH**

ASKING PRICE £75,000



Public Notice

Address: 69, William Street Newtownards, BT23 4EH
We are acting in the sale of the above property and have received an offer of £75,500.

Any interested parties must submit any higher offers in writing to the selling agent before an exchange of contracts takes place. EPC rating - G20

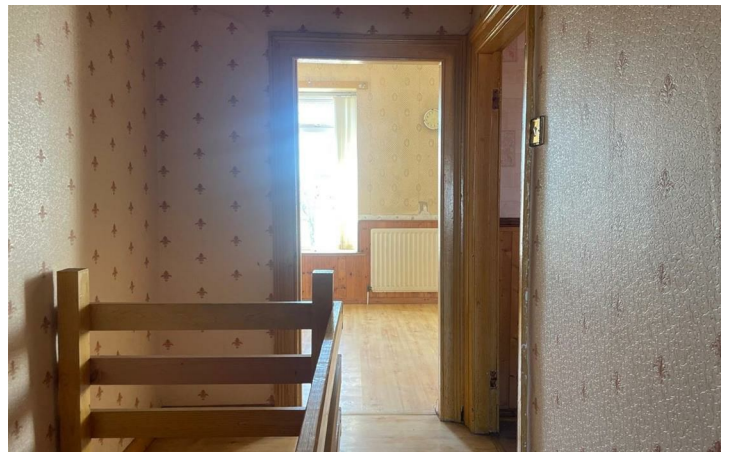
Situated in William Street, Newtownards, this terraced house, built circa 1910, offers a unique opportunity for those looking to invest in a property with character. With two well-proportioned bedrooms and a comfortable reception room.

As a leasehold property, there are 44 years remaining on the lease, making it a suitable option for cash buyers only. This aspect may appeal to those looking for a project or an investment opportunity in a growing area.

Located in Newtownards, you will find yourself in a vibrant community with access to local amenities, schools, and transport links, making it an ideal location for both work and leisure. This property presents a rare chance to own a piece of history while also offering the potential for future enhancement. If you are seeking a project with promise, this terraced house on William Street could be the perfect fit for you.

Key Features

- Cash Offers Only. Leasehold with 44 Years Remaining
- Mid Terrace In Need of Modernisation
- Two Bedroom and Family Bathroom
- PVC Double Glazed Windows
- Covered Rear Yard
- Excellent Town Centre Location
- Within Walking Distance To A Wide Range Of Local Amenities
- No Onward Chain



Accommodation

Comprises:

Entrance Porch

Tiled floor, wood panelled walls.

Entrance Hall

Wood laminate flooring, wood panelled walls.

Living Room

Open fireplace with tiled hearth, Scrabo stone surround, wooden mantle, wood panelled walls, built-in shelving.

Kitchen

14'5" x 8'2"

Range of high and low level units, laminate worksurfaces, space for cooker, space for fridge freezer, space for tumble dryer, plumbed for washing machine, under stair storage, door to covered yard.

First Floor

Bedroom 1

14'9" x 9'10"

Double room, wood laminate flooring.

Bedroom 2

12'5" x 8'2"

Double room, wood laminate flooring.

Bathroom

White suite comprising low flush w.c., vanity unit with stainless steel mixer tap, pedestal bath with overhead shower, hotpress with storage, wood laminate flooring.

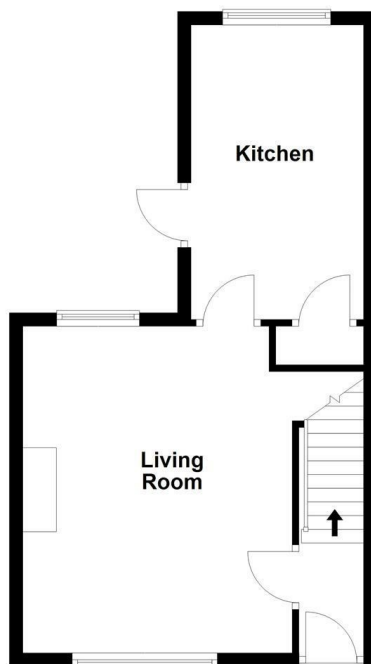
Outside

Covered yard with tiled floor, door to yard. Rear yard area, outside light, outside tap.

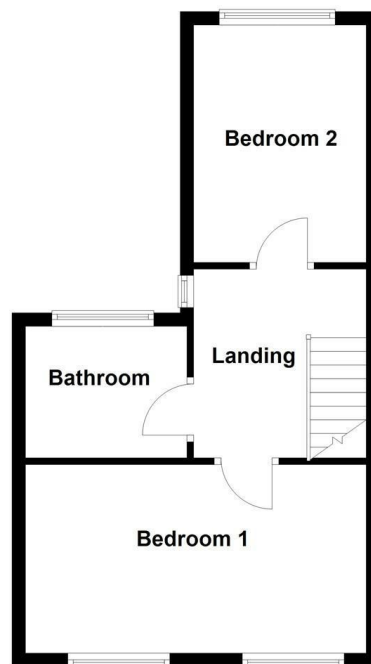




Ground Floor



First Floor



Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F	20	22
(1-20) G		
Not energy efficient - higher running costs		
Northern Ireland		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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