

25 Lansdowne Avenue , Newtownards, BT23 4GJ

If you're in the market for a "walk in ready" semi detached home with some really high end touches then look no further than 25 Lansdowne Avenue. The property offers 3 well proportioned first floor bedrooms, including a master with ensuite shower room, and a bathroom, with luxury "Whirl pool" bath. The ground floor offers a lounge, with a multi fuel stove and lovely views towards Scrabo Hill, but the real surprises start when you move to the rear of the property where you'll discover the luxury, recently fitted kitchen/diner with its stunning range of kitchen units and appliances and the rear conservatory, which benefits from air conditioning to heat in the winter and cool in the summer - perfect! Main heating is Phoenix gas (installed just 1 year ago) and the property has modern uPVC double glazing. Externally the property benefits from a well proportioned site with prefabricated garage & workshop plus extensive tarmac parking space whilst, to the rear, is a beautifully presented garden in lawn with brick paved patio & sun terrace. All in all this is a beautiful and practical home and must be viewed internally to be fully appreciated so contact us today to secure a personal viewing.

Offers Around £225,000

25 Lansdowne Avenue

, Newtownards, BT23 4GJ



- Modern semi detached home
- 3 well proportioned bedrooms - Master en-suite
- Lounge with feature wood burning stove
- Newly fitted luxury kitchen with dining area
- Conservatory with hot and cold air conditioning
- Bathroom with "Whirlpool" bath
- Detached prefabricated garage and workshop
- Gardens front and rear in lawn
- Generous tarmac driveway
- UPVC double glazing - Phoenix gas central heating

Entrance

Entrance Hall

12'4 x 6'5 (3.76m x 1.96m)

Lounge

16'4 x 12 (4.98m x 3.66m)

Kitchen/diner

21'7 x 13'3 (6.58m x 4.04m)

Conservatory

14'11 x 10'5

Landing

7'9 x 5 (2.36m x 1.52m)

Bathroom

7'6x7'3 (2.29mx2.21m)

Bedroom 1

14'2 x 12

En-suite

6'5 x 5'7 (1.96m x 1.70m)

Bedroom 2

11'7 x 9'8 (3.53m x 2.95m)

Bedroom 3

9'9 x 9'9 (2.97m x 2.97m)

Garage

23 x 13 (7.01m x 3.96m)

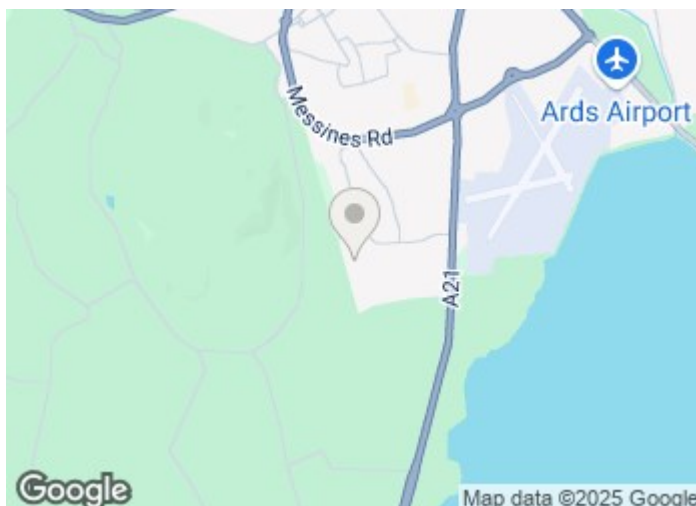
Workshop

23 x 7 (7.01m x 2.13m)

Outside

Tenure

Property Description

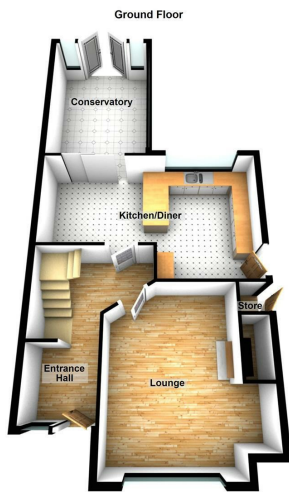


Directions

Travelling out of Newtownards towards Comber turn right into Lansdowne Road. Turn right at the end and continue onto Lansdowne Avenue. Number 25 is located in the second cut de sac on the right.



Floor Plan



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 ₂) 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 (1-20) G Not energy efficient - higher running costs		73	75	Very environmentally friendly - lower CO ₂ emissions (81 plus) A (61-80) B (41-60) C (21-40) D (1-20) E (1-20) F (1-20) G Not environmentally friendly - higher CO ₂ emissions			
Northern Ireland		EU Directive 2002/91/EC		Northern Ireland		EU Directive 2002/91/EC	