Grant Estate Agents
Your Local Property Experts

# 10 Audleys Park

## , Newtownards, BT23 8UA

"A nice straightforward semi detached home with a few notable bonuses".
This semi detached home is located in a quiet cul de sac in an area popular with first time buyers and families. The property benefits from an integrated garage with a separate utility room plus a modern fitted kicthen, which was added just a year ago. The main reception room is a pleasant open plan lounge/diner with polished wood flooring and feature cast iron fireplace. The first floor offers 3 bedrooms and a family bathroom. The property also benefits from uPVC double glazing & fascia and Oil fired central heating whilst, externally, there is a pleasant garden to the front in lawn with tarmac driveway and an enclosed paved patio garden to the rear.
A first home, a family home or a buy to let investment? - Internal viewing is recommended.

**Offers Around £165,000**

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, Newtownards, BT23 8UA

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- Semi detached home
- Lounge/diner with feature fireplace
- Integral garage with separate utility room
- Garden to front in lawn and enclosed patio garden to rear
- Nicely presented
- Recently modernised kitchen
- uPVC double glazing & fascia
- 3 bedrooms
- Family bathroom
- Oil fired central heating

## Entrance

## Entrance Hall

14'5 x 5'10 (4.39m x 1.78m)

## Lounge/diner

11'4 x 24'2 (3.45m x 7.37m)

## Kitchen

9'5 x 8'11 (2.87m x 2.72m)

## Utility room

8'11 x 7'6 (2.72m x 2.29m)

## Landing

8'9 x 7'7 (2.67m x 2.31m )

## Bathroom

8'3 x 6'3 (2.51m x 1.91m)

## Bedroom 1

12'9 x 9'9 (3.89m x 2.97m)

## Bedroom 2

11'2 x 9'9 (3.40m x 2.97m)

## Bedroom 3

8'7 x 7'7 (2.62m x 2.31m)

## Garage

17 x 9'1 (5.18m x 2.77m)

## Outside

## Tenure

## Property Misdescriptions

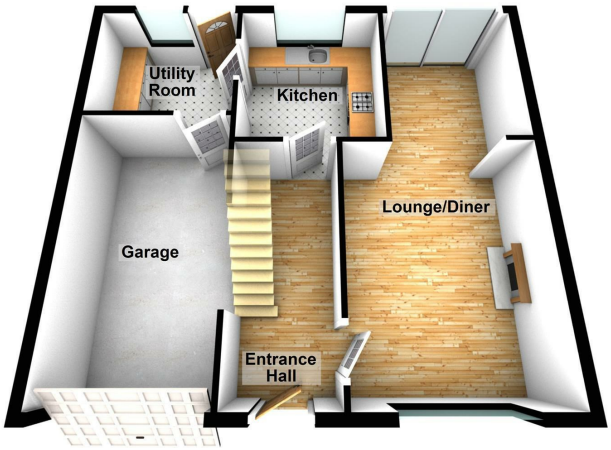
## Directions

Travelling out of Newtownards along Upper Greenwell Street and on to Bowtown Road turn left into East Mount. Take the 5th left into Audleys Drive and first right into Audleys Park and number 10 is on the left.

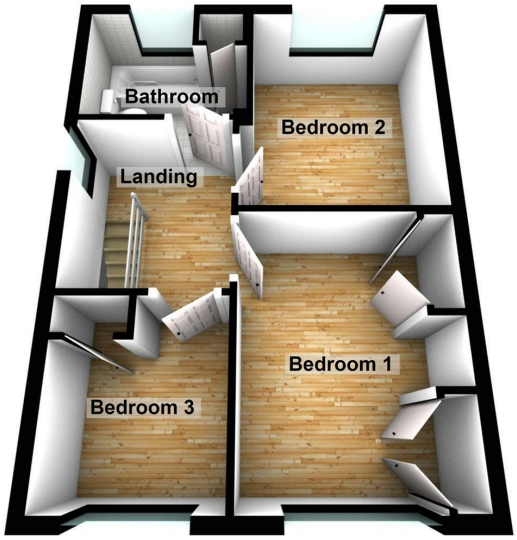
YOU GREASE ME UP

## Floor Plan

Ground Floor




First Floor

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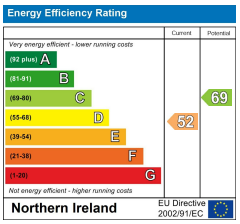


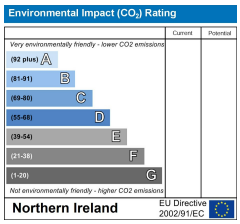


61 High Street, Newtownards, Co Down, BT23 7HS
Tel: 028 91 828 100 Email: info@grantestateagents.co.uk https://www.grantestateagents.co.uk/