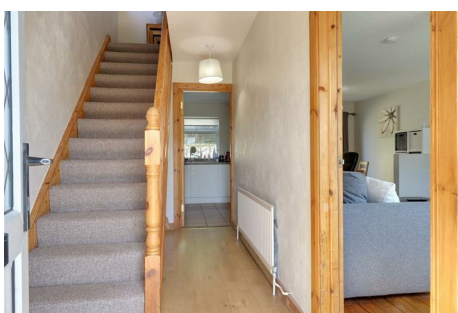




10 Audleys Park , Newtownards, BT23 8UA

"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 kitchen, 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

10 Audleys Park

, Newtownards, BT23 8UA



- 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)

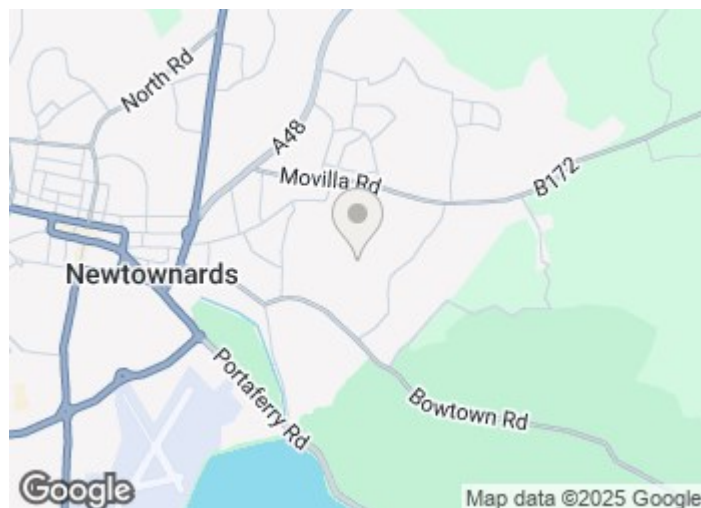
Garage

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

Outside

Tenure

Property Misdescriptions

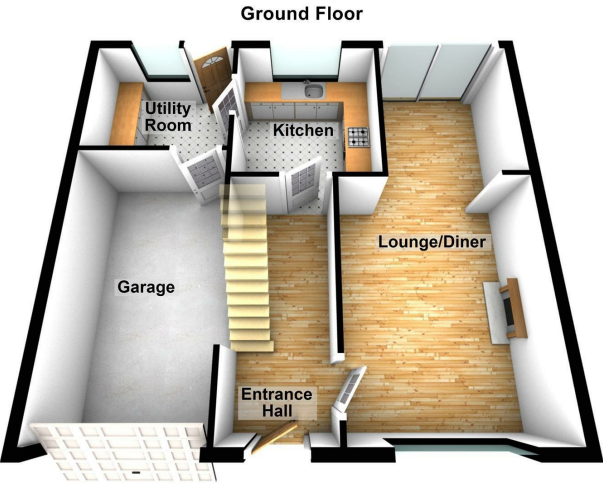


Directions

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.



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 firms employment has the authority to make or give any representation or warranty in respect of the property.

Energy Efficiency Rating			Environmental Impact (CO ₂) Rating		
	Current	Potential		Current	Potential
Very energy efficient - lower running costs			Very environmentally friendly - lower CO ₂ emissions		
(92 plus) A			(92 plus) A		
(81-91) B			(81-91) B		
(69-80) C			(69-80) C		
(55-68) D			(55-68) D		
(39-54) E			(39-54) E		
(21-38) F			(21-38) F		
(1-20) G			(1-20) G		
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		