

## 21 Thornleigh Avenue , Newtownards, BT23 8TQ

"Calling all Percy Thrower's, Charlie Dimmock's, Alan Titchmarsh's, or (insert your preferred celebrity gardener's name here). There is so much more to this property than meets the eye so we've had to give you a birds eye view - the outside space is incredible; especially for those with green fingers".

The property is a beautifully presented detached bungalow which offers 3 bedrooms, a family bathroom, a spacious lounge, with feature multi fuel stove, a kitchen and a separate dining room. It's a practical layout that would suite both family buyers and retired buyers alike. It benefits from uPVC double glazing and fascia and oil fired central heating (new boiler just installed last year) plus an attached garage and tarmac driveway.

But back to that garden! The total plot extends to approximately 1/3 acre and is immaculate with manicured lawns, mature shrubs, a poly tunnel, raised beds and a charming summer house. It is also beautifully private - perfection!

Internal viewing is highly recommended and our buyer is highly motivated so interest from chain free buyers would be particularly welcome.

**Offers Around £259,950**

# 21 Thornleigh Avenue

, Newtownards, BT23 8TQ



- Beautifully presented detached bungalow
- Lounge with feature multi fuel stove
- Family bathroom
- A home with unique features that must be seen to be appreciated
- Outstanding garden to rear in lawn with raised beds & poly tunnel
- Kitchen with casual dining area
- Attached garage with tarmac driveway
- 3 bedrooms (all with built in storage)
- Dining room with real wood flooring
- uPVC double glazing & fascia - Oil fired central heating

## Entrance

### Entrance hall

9'10x4'9 (3.00mx1.45m)

### Lounge

18'3x13'1 (5.56mx3.99m)

### Kitchen

12'4x9'3 (3.76mx2.82m)

### Dining room

12'4x8'9 (3.76mx2.67m)

### Rear hall

20'01x3 (6.12mx0.91m)

### Bathroom

9'5x6'6 (2.87mx1.98m)

## Bedroom 1

14'5x9 (4.39mx2.74m)

## Bedroom 2

12'9x9'1 (3.89mx2.77m)

## Bedroom 3

9'7x8'8 (2.92mx2.64m)

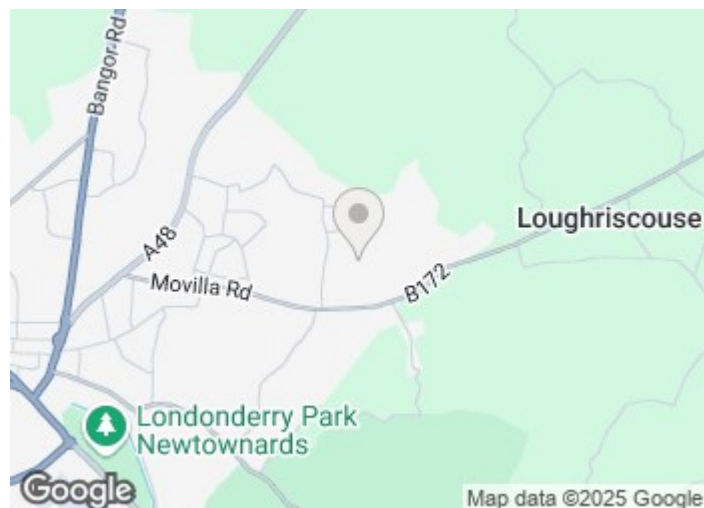
## Attached garage

16'7x9 (5.05mx2.74m)

## Outside

## Tenure

## Property misdescriptions



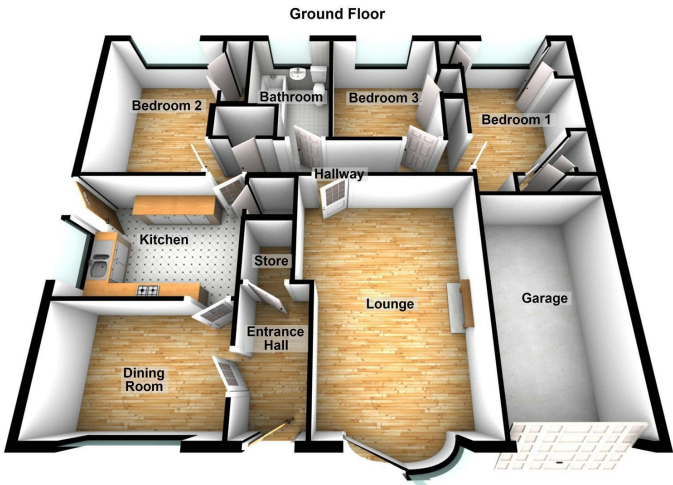
## Directions

Travelling out of Newtownards along Movilla Road turn left into Stratheden Heights, past Abbey Primary, then 2nd right into Thornleigh Avenue to where number 21 is on the right.





Floor Plan





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