



ULSTER PROPERTY SALES

# UPS

## NEWTOWNARDS BRANCH

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Down, BT23 7HZ

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NETWORK STRENGTH - LOCAL KNOWLEDGE



**28 LENAMORE PARK,  
NEWTOWNARDS, BT23 8NL**

**OFFERS AROUND £139,950**





An excellent, modernised end terrace property in the popular Lenamore Park close to many local amenities and offering deceptively spacious accommodation.

The ground floor comprises good sized living room, bright and spacious fitted kitchen with housing for a fridge freezer and built-in hob and oven. The kitchen opens to a breakfast dining area and offers access to the rear garden. The first floor includes three good sized bedrooms, and family bathroom with white suite and partly panelled walls.

Further benefits include gas fired central heating and uPVC double glazed windows. Outside there is a front garden in lawn and stone driveway for multiple vehicles, and enclosed South facing rear garden in lawn. An ideal property for families, first time buyers or investors alike. Close to many amenities and presented to an excellent standard, view now to avoid disappointment.



## Key Features

- A Modern And Well Presented End-Terraced Property
- Bright And Spacious Living Room With Electric Fireplace
- Kitchen With A Range Of Units And Space for Informal Dining
- Three Well Proportioned Bedrooms, All With Built In Storage
- Newly Installed Family Bathroom Comprising Of White Suite
- Gas Fired Central Heating And uPVC Double Glazed Windows
- Enclosed South facing Garden In Lawn To Rear & Driveway To Front
- Early Viewing Is Highly Recommended To Avoid Disappointment



### Accommodation Comprises:

#### Entrance Hall

Wood laminate flooring, built in storage.

#### Living Room

10'2" x 14'4"

Wood laminate flooring, electric fire with surround and mantle.

#### Kitchen

13'10" x 13'10"

Modern range of high and low level units, laminate worktops, stainless steel sink unit with mixer tap, 4 ring gas hob, stainless steel extractor hood, built-in oven, plumbed for dishwasher, plumbed for washing machine, housing for fridge freezer, space for informal dining, recessed spotlights, vinyl flooring, part tiled walls and access to rear garden.

#### First Floor

##### Landing

Hot press cupboard.

##### Bedroom 1

13'11" x 8'9"

Double room, wood laminate flooring, built in storage.

##### Bedroom 2

6'11" x 13'11"

Double room, wood laminate flooring, built in storage.

##### Bedroom 3

6'2" x 11'1"

Wood laminate flooring, built in storage.

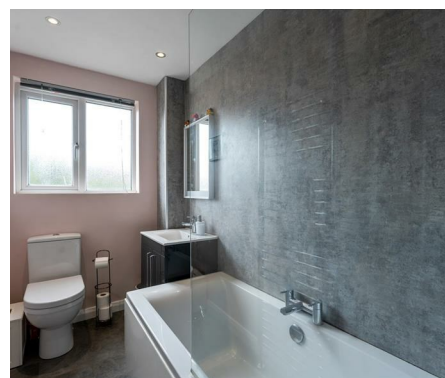
##### Bathroom

9'3" x 4'10"

White suite comprising of low flush w.c., vanity unit with mixer tap and storage, panelled bath with overhead electric shower, shower screen, part panelled walls, extractor fan, laminate flooring, recessed spotlights.

##### Outside

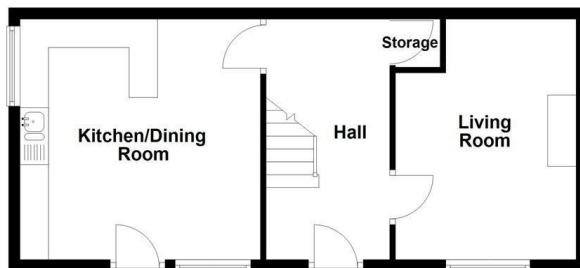
Front and side paved walkway, area in lawn, stone driveway for multiple vehicles, patio area, enclosed South facing rear garden, coal shed, outside tap, outside light, double electric socket.







**Ground Floor**



**First Floor**



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