

36 Dickson Park Newtownards, BT23 6JD

Offers around £125,000



**VICTORIA
PINKERTON**

victoriapinkerton.co.uk

Three-Bedroom Semi-Detached Home In Prime Ballygowan Location

Situated in the heart of Dickson Park, Ballygowan, this delightful semi-detached house offers a perfect blend of comfort and convenience. With three well-proportioned bedrooms, this property is ideal for families or investment opportunity. The bright reception room flows into a dining area, currently being

used as a playroom.

The house features a family bathroom complete with shower and bath. The house benefits from oil-fired central heating, ensuring a cosy environment throughout the year. The enclosed paved rear garden provides a private outdoor space, perfect for enjoying sunny days or hosting

gatherings with friends and family. Additionally, outside parking is available, adding to the practicality of this lovely home.

This property is within easy reach of local amenities and transport links. Ideal whether you are a first-time buyer or looking to settle down in a family-friendly area.





PROPERTY FEATURES

- Located In The Heart Of Dickson Park, Ballygowan
- Bright Reception Room Leading Into A Versatile Dining/Playroom
- Enclosed, Paved Rear Garden Offering Private Outdoor Space
- Close To Local Amenities And Transport Links
- Delightful Three-Bedroom Semi-Detached House
- Family Bathroom Featuring Both A Shower And Bath
- Ideal For First-Time Buyers, Families Or Investors
- Painted Kitchen With Ample Work Top Space
- Oil-Fired Central Heating And uPVC Double Glazed Windows
- Off Street Parking



PROPERTY MEASUREMENTS

Porch	5'7 x 4'5
Living Room	14'4 x 16'11
Dining Room	7'11 x 8'6
Kitchen	8'3 x 9'4
Outside Storage	7'10 x 6'2 & 7'10 x 7'1
Lean To	6'4 x 18'3
Bedroom 1	10'5 x 14'6
Storage	2'2 x 5'4
Bedroom 2	10'5 x 8'8
Bedroom 3	7'11 x 9'10
Bathroom	8'10 x 5'8

REQUIRED INFO UNDER TRADING STANDARDS GUIDANCE

Tenure - Understood To Be Leasehold
Rates - Understood To Be £77 a Month
Ground Rent - TBC

Directions

Located off Church Hill

Energy Efficiency Rating

The rating for this property is:

Energy Efficiency 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		
Northern Ireland		
EU Directive 2002/91/EC		

* For your information: The UK average rating is 'E50'.

/// WHAT3WORDS: pretty.walked.implanted

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