

36 Dickson Park Newtownards, BT23 6JD

Offers around £125,000



**VICTORIA
PINKERTON**

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Three-Bedroom Semi-Detached Home In Prime Ballygowan Location

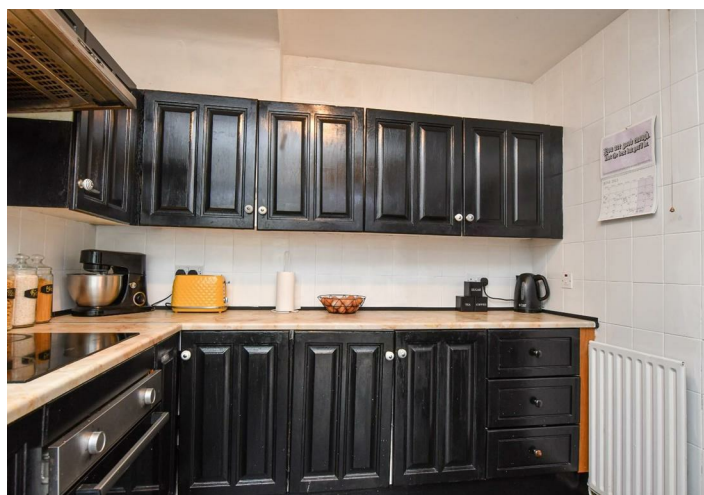
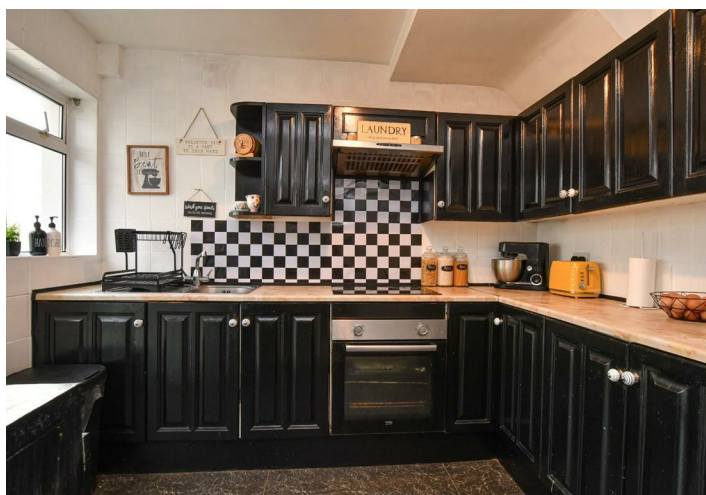
Situated in the heart of Dickson Park, Ballygowan, this delightful semi-detached house offers a perfect blend of comfort and convenience. With three well-proportioned bedrooms, this property is ideal for families or investment opportunity. The bright reception room flows into a dining area, currently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

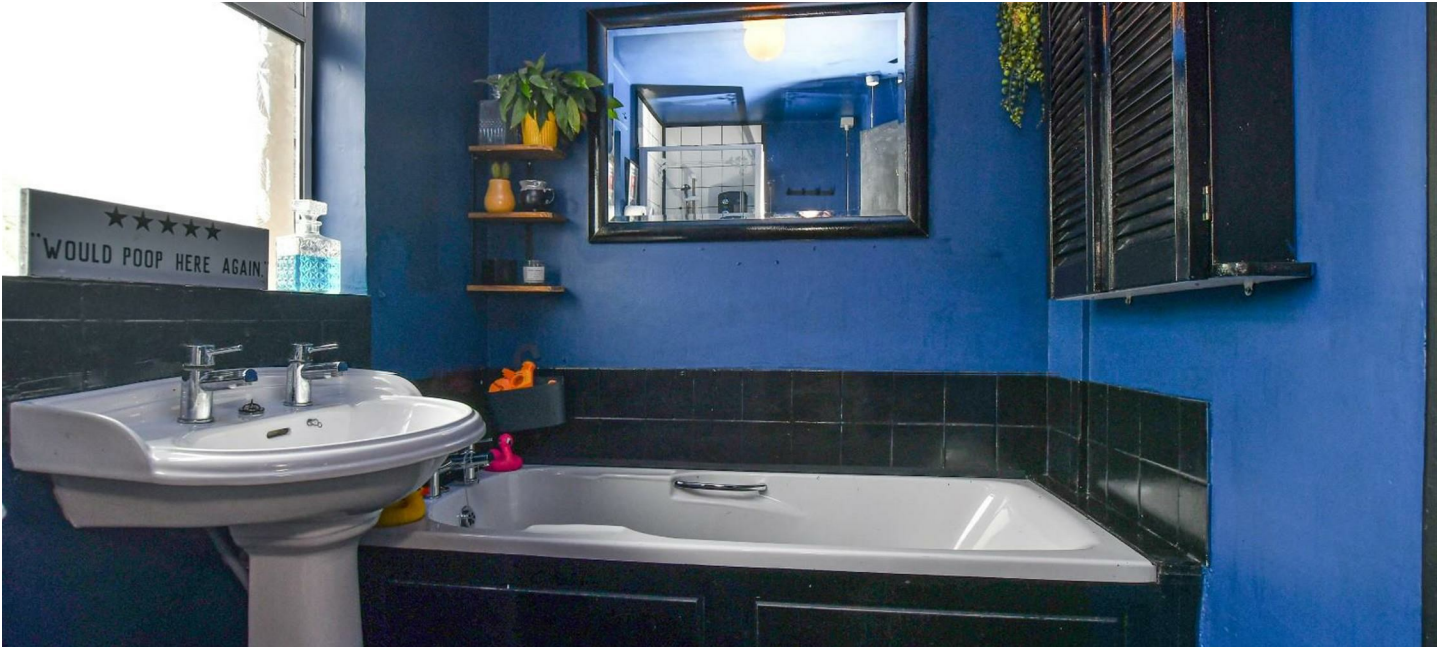




PROPERTY FEATURES

- 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 Too 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: word.word.word

VICTORIA PINKERTON

victoriapinkerton.co.uk

Bangor & Donaghadee
125 Main Street, Bangor BT20 4AE
028 9147 9393

Comber & Ards
7a The Square, Comber BT23 5DX
028 9140 4100

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