

Tim Martin
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**43 Brownlow Street
Newtownards
BT23 5EP**

**Offers Around
£127,500**

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SUMMARY

This two-bedroom mid-terrace property presents an opportunity for buyers looking to make a home their own.

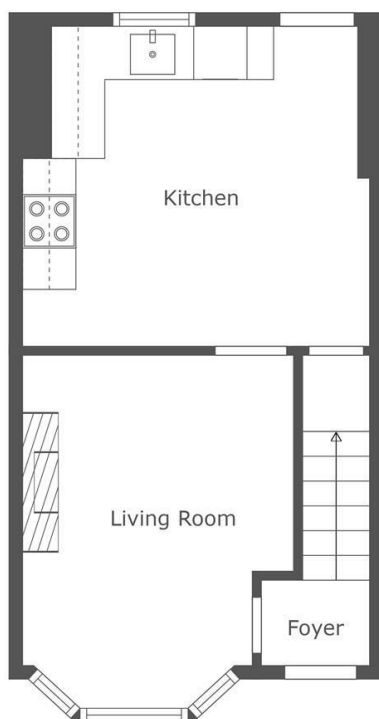
The ground floor features a bright lounge with bay window and a separate kitchen/dining area. Upstairs, there are two well-proportioned bedrooms and a bathroom.

Outside, the property benefits from a generous enclosed rear garden, providing ample space for al fresco dining or those who enjoy gardening, offering space for your own vegetable / fruit garden.

Comber town centre is within walking distance and hosts a wealth of local boutiques, coffee shops, restaurants, leisure facilities and excellent primary and secondary schools. Ease of access to the Comber by-pass, Comber Greenway and bus stop opposite, makes for an easy commute to Newtownards, Dundonald and Belfast.

FEATURES

- Mid Terrace Property
- Bright Lounge with Open Fire and Bay window
- Spacious Kitchen / Dining
- Two First Floor Bedrooms
- Family Bathroom with White Suite
- Spacious Enclosed Rear Garden
- Within Walking Distance to Local Shops, Coffee Shops, Schools and Public Transport
- Close Proximity to Comber Greenway Providing Beautiful Walks and Cycles into Belfast
- Perfect for First Time Buyers or Investors



Floor 1



Floor 2

Entrance Hall

Lounge

13'3 x 10'2 (4.04m x 3.10m)

Hole in the wall fireplace with marble inset and hearth with carved mahogany surround; tv aerial and connection point.

Kitchen / Dining

13'3 x 12'4 (4.04m x 3.76m)

Excellent range of cherry wood high and low level cupboards and drawers with formica worktop; incorporating single drainer stainless steel sink unit with swan neck mixer tap; space and plumbing for washing machine; space for cooker with stainless steel extractor unit and light over; part tiled walls; under stairs storage cupboard; door to rear gardens.

Stairs To First Floor / Landing

Access to roofspace.

Bedroom 1

11'2 x 8'11 (3.40m x 2.72m)

Storage cupboard with insulated copper cylinder; clothes rail and shelving; tv aerial connection point.

Bedroom 2

9'9 x 6'7 (2.97m x 2.01m)

Bathroom

6'7 x 6'3 (2.01m x 1.91m)

White suite comprising panel bath with pillar mixer tap and wall mounted telephone shower attachment; low flush wc; pedestal wash hand basin; part tiled walls; Primeline extractor fan.

Outside

Front garden laid out in bark.

Concrete walk way to rear leading to:-

Boiler House

Worcester oil fired boiler.

Open Fronted Store

Steps Leading to:-

Flagged and stone patio area; oil storage tank; enclosed west facing rear gardens laid out in lawns - ideal to enjoy summer evenings in the sun.

Capital Rateable Value

£750,000. Rates Payable = £715.35 per annum (approx)

Tenure

Leasehold





Energy Efficiency Rating	
	Potential
Very energy efficient - lower running costs	
(92-plus) A	
(81-91) B	
(69-80) C	
(55-68) D	75
(39-54) E	61
(21-38) F	
(1-20) G	
Not energy efficient - higher running costs	

Northern Ireland EU Directive 2002/91/EC

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