



## 7 Blackwood Avenue , Newtownards, BT23 4XT

Set on an elevated site at the head of the Blackwood Manor development with pleasant views stretching towards Strangford Lough, this modern semi detached home would make an ideal first time buy or fresh start.

The property offers 3 well proportioned bedrooms, including two with views and one with a built in storage cupboard, a modern bathroom plus separate ground floor cloakroom, a lounge which makes the most of the views and a practical kitchen/diner with generous range of built in appliances and patio doors to the rear garden. The property benefits from uPVC double glazing & fascia and Phoenix gas central heating whilst, externally, there are gardens to front and enclosed to rear in lawn with paved footpaths and tarmac driveway, complete with EV charging point.

The garden boasts a pleasant timber deck area and a timber summer house, with uPVC double glazed patio doors and window, and Hot tub/Hydrotherapy pool.

With demand for this type of property currently high an early appointment to view is recommended to avoid disappointment.

**Offers Around £215,000**

# 7 Blackwood Avenue , Newtownards, BT23 4XT



- Modern semi detached home
- Lounge
- uPVC double glazing & Fascia - Phoenix gas central heating - EV Charging point
- Great first time buy in sought after location
- Elevated site with lovely views towards Strangford Lough
- Kitchen/diner with utility cupboard
- Gardens to front & rear in lawn with tarmac driveway & timber deck
- 3 bedrooms
- Family bathroom + Ground floor WC
- Summer house with Hot tub/Hydro therapy pool + "Bar"

## Entrance

### Entrance hall

21x4 (6.40mx1.22m)

### Lounge

13'9x12'10 (4.19mx3.91m)

### Kitchen/diner

12'8x10 (3.86mx3.05m)

### WC

6'2x4 (1.88mx1.22m)

### Landing

### Bathroom

7x6'5 (2.13mx1.96m)

## Bedroom 1

13'10x8'10 (4.22mx2.69m)

## Bedroom 2

10x9'9 (3.05mx2.97m)

## Bedroom 3

10'3x7'11 (3.12mx2.41m)

## Outside

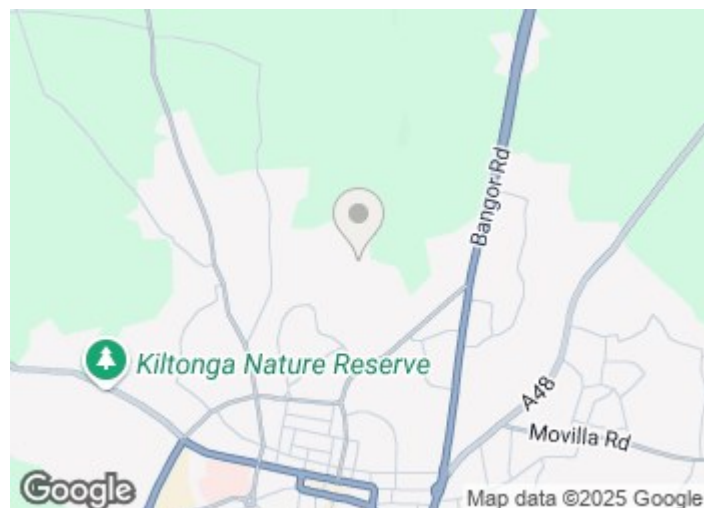
### Summer house + Bar

15'10x9'10 (4.83mx3.00m)

## Tenure

## Location

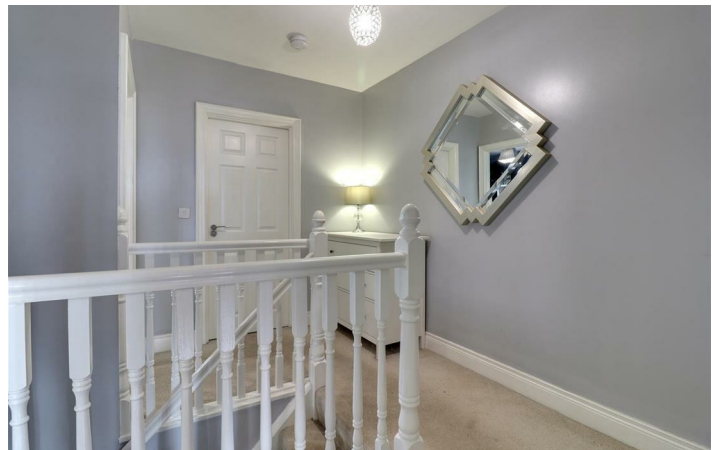
## Property misdescriptions



## Directions

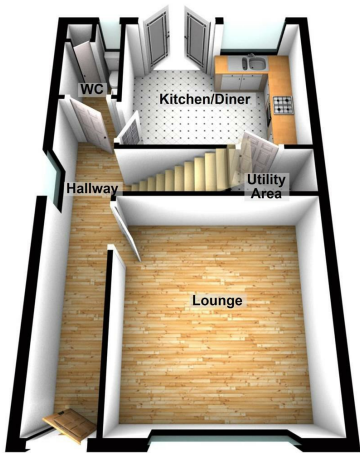
Travelling out of Newtownards along Crawfordsburn Road turn right onto Mountain Road then right again into Whiteways towards Falcon Heights. At the mini roundabout turn right and proceed into the Blackwood development to where number 7 is located on the left.



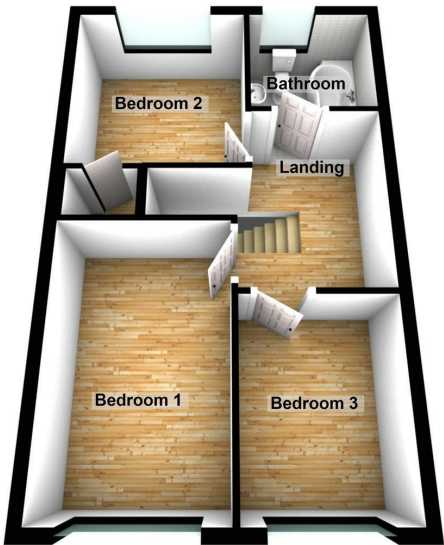


Floor Plan

Ground Floor



First Floor



These particulars, whilst believed to be accurate are set out as a general outline only for guidance and do not constitute any part of an offer or contract. Intending purchasers should not rely on them as statements of representation of fact, but must satisfy themselves by inspection or otherwise as to their accuracy. No person in this firms employment has the authority to make or give any representation or warranty in respect of the property.

Energy Efficiency Rating			Environmental Impact (CO <sub>2</sub> ) Rating		
	Current	Potential		Current	Potential
Very energy efficient - lower running costs	(92 plus) <b>A</b>		Very environmentally friendly - lower CO <sub>2</sub> emissions	(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		