



23 East Street Court , Newtownards, BT23 7EZ

Located in a quiet cul de sac right in the heart of Newtownards town is this spacious and modern end townhouse that would make a lovely first time buy or family purchase. The property is split over several levels and offers 3 double bedrooms, including master with en-suite shower room, a family bathroom, a spacious lounge, with open fireplace, and a bright kitchen/diner with patio doors to the rear garden. On the ground floor is a useful integral garage and an even more useful utility/store room - you'll never be short of storage space here!

The property is fresh and nicely presented and benefits from uPVC double glazing and Phoenix gas central heating. Externally there is a brick paved parking area to the front, leading to the garage, and a private garden to the rear with paved patio, pebbled area and charming stone wall.

If you struggle with stairs then this definitely isn't the house for you but, for everyone else, it's a lot of house for a very reasonable price so we invite you to view internally and see this fine home for yourself.

Offers Around £185,000

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- Spacious split level end townhouse
- Kitchen/diner with patio doors to rear terrace
- Spacious ground floor utility/store room
- Convenient town centre location & quiet cul de sac
- 3 double bedrooms - Master en-suite
- Family bathroom + separate WC
- uPVC double glazing - Phoenix gas central heating
- Lounge with open fireplace
- Integral garage with brick paved parking area to front
- Private terrace garden to rear

Entrance

Porch

Entrance hall

Landing 1

Lounge

16'2x11'6 (4.93mx3.51m)

Kitchen/diner

18'7x8'10 (5.66mx2.69m)

WC

4'11x3'10 (1.50mx1.17m)

Landing 2

Bathroom

6'7x6 (2.01mx1.83m)

Landing 3

Bedroom 1

16'2x11'6 (4.93mx3.51m)

Ensuite

7'5x3'10 (2.26mx1.17m)

Bedroom 2

9'1x8'10 (2.77mx2.69m)

Bedroom 3

9x8'10 (2.74mx2.69m)

Basement.

Utility/Store room

18'5x8'6 (5.61mx2.59m)

Garage

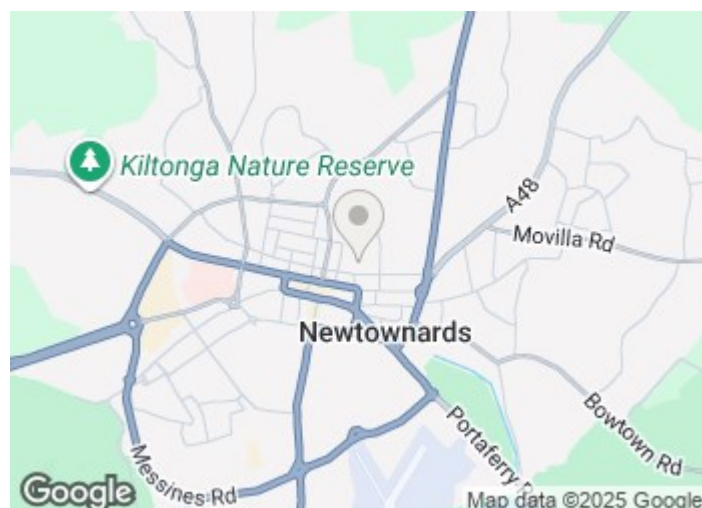
20x11'2 (6.10mx3.40m)

Outside

Tenure

Directions

Property misdescriptions



Directions

Travelling along Regent Street turn left onto North Street (directly behind town hall) then right onto East Street. Turn left into East Street Court and continue to the right to where the townhouses are located and number 23 is at the far end.



Floor Plan



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 ₂) Rating	
Current	Potential	Current	Potential
<div><div></div><div></div><div></div><div></div><div></div><div></div><div></div></div> <div>Very energy efficient - lower running costs</div> <div>(92 plus) A</div> <div>(81-91) B</div> <div>(69-80) C</div> <div>(55-68) D</div> <div>(39-54) E</div> <div>(21-38) F</div> <div>(1-20) G</div> <div>Not energy efficient - higher running costs</div>		<div><div></div><div></div><div></div><div></div><div></div><div></div><div></div></div> <div>Very environmentally friendly - lower CO₂ emissions</div> <div>(92 plus) A</div> <div>(81-91) B</div> <div>(69-80) C</div> <div>(55-68) D</div> <div>(39-54) E</div> <div>(21-38) F</div> <div>(1-20) G</div> <div>Not environmentally friendly - higher CO₂ emissions</div>	
Northern Ireland		EU Directive 2002/91/EC	