



## 11 Hillside Park

Comber, Newtownards, BT23 5SN

"Looking for a bungalow? 11 Hillside Park, Comber offers so much more than meets the eye and could be your ideal retirement purchase."

Tucked away in a quiet cul de sac close to Comber Square, this end of terrace bungalow offers neat and tidy accommodation that is sure to surprise. It offers 2 bedrooms, master with built in storage, a lounge, with feature fireplace, which is open to a lovely sun room extension and dining area, a pleasant kitchen, with utility & storage area, and a practical bathroom, with bath and separate shower.

It benefits from uPVC double glazing and oil fired central heating whilst, externally, there is a lovely paved patio area and a pleasant garden laid in lawn in which the green fingered can while away many happy hours.

All in all this is a charming home in a lovely setting that offers privacy and convenience for those thinking of their later years or with restricted mobility. Internal viewing is strongly advised.

**Offers Around £159,950**

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- Excellent retirement purchase
- Lounge with feature fireplace - Open to sun room
- uPVC double glazed windows - Oil fired central heating
- Please see our website for full details
- Neatly presented end terraced bungalow
- Kitchen with storage and utility area
- Garden in lawn with paved patio area
- 2 Bedrooms - Master with built in storage
- Bathroom with bath & separate shower cubicle
- Convenient town centre location

## Entrance

## Bedroom 2

## Entrance Hall

8'6x8'5 (2.59mx2.57m)

## Lounge

## Outside

9'9x17'9 (2.97mx5.41m)

## Tenure

## Sunroom

## Property misdescriptions

7'5x9'4 (2.26mx2.84m)

## Kitchen

## Property misdescriptions

13'7x10'7 (4.14mx3.23m)

## Bathroom

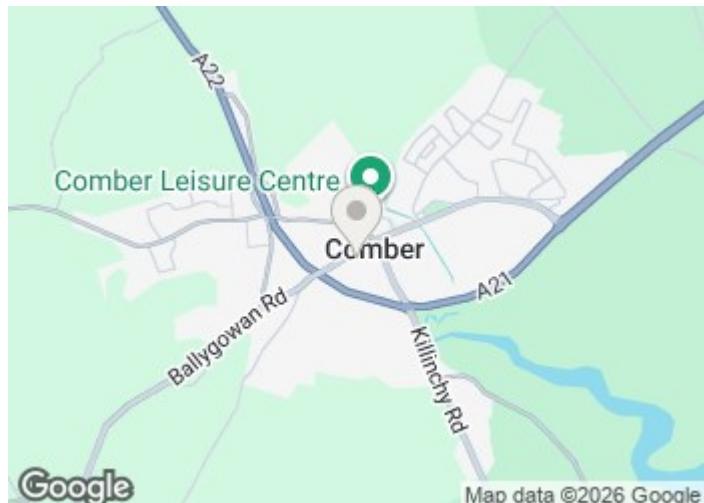
## Property misdescriptions

9'7x8'2 (2.92mx2.49m)

## Bedroom 1

## Property misdescriptions

12'4x9'1 (3.76mx2.77m)



## Directions



## Floor Plan



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Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs (92 plus) A			75
(81-91) B			
(69-80) C			
(55-68) D			
(39-54) E		46	
(21-38) F			
(1-20) G			
Not energy efficient - higher running costs			
Northern Ireland		EU Directive 2002/91/EC	EU Directive 2002/91/EC

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