

## 67 Rosevale Avenue , Newtownards, BT23 7BL

"An ideal family home renovation project with significant room to add value within the area."

Located in a highly sought after location and realistically priced, this detached family home is just yearning for a new lease on life, having been in the same family ownership for over 40 years. The property offers 4 bedrooms, 3 doubles - all with built in storage, and a family bathroom on the first floor. The ground floor provides a spacious lounge, with feature fireplace, a galley kitchen and a separate dining room. The dining room is open to a timber framed "lean-to" conservatory but, realistically, this needs to be replaced with a proper sun room or conservatory or removed completely and have the patio doors installed in the dining room. There is also an attached garage and a ground floor WC on this level.

It benefits from uPVC double glazing & fascia and oil fired central heating whilst, externally, there is a tarmac driveway and parking area to the front, a small lawn garden and a paved rear garden with raised decking.

The property would benefit from a complete upgrade and redecoration throughout but this area would sustain a significantly higher price upon completion to good standard and therefore the potential is clear.

**Offers Around £209,950**

# 67 Rosevale Avenue

, Newtownards, BT23 7BL



- Detached family home ready for modernisation
- Galley kitchen
- Oil fired central heating - uPVC double glazing a fascia's
- Please see our website for full details
- 4 bedrooms all with built in storage
- Seperate dining room leading to a timber frame lean-to conservatory
- Attached garage with tarmac driveway
- Lounge with Scrabo stone fireplace
- Family bathroom - Ground floor WC
- Gardens to front & rear

## Entance

## Entrance Hall

## Lounge

14'8x10'7 (4.47mx3.23m)

## Kitchen

13'11x8'2 (4.24mx2.49m)

## Dining Room

12'1x8'2 (3.68mx2.49m)

## Lean to

12'1x7'9 (3.68mx2.36m)

## WC

6x6'10 (1.83mx2.08m)

## Landing

## Bathroom

6'8x6'3 (2.03mx1.91m)

## Bedroom 1

12x10'5 (3.66mx3.18m)

## Bedroom 2

10'10x8'10 (3.30mx2.69m)

## Bedroom 3

11'8x8 (3.56mx2.44m)

## Bedroom 4

6'2x7'8 (1.88mx2.34m)

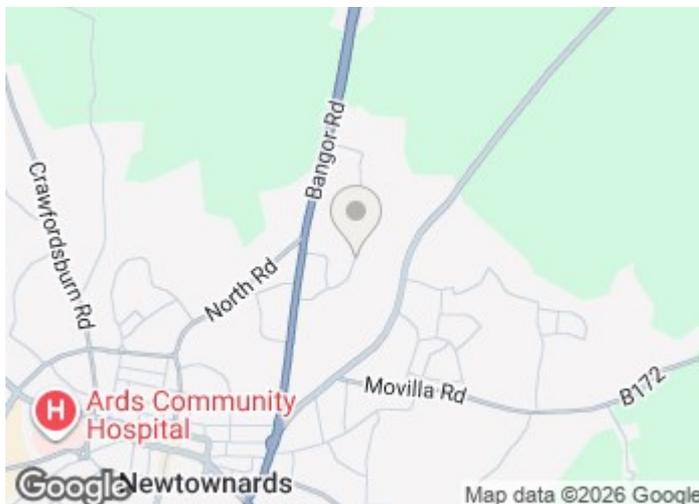
## Garage

16x9 (4.88mx2.74m)

## Outside

## Tenure

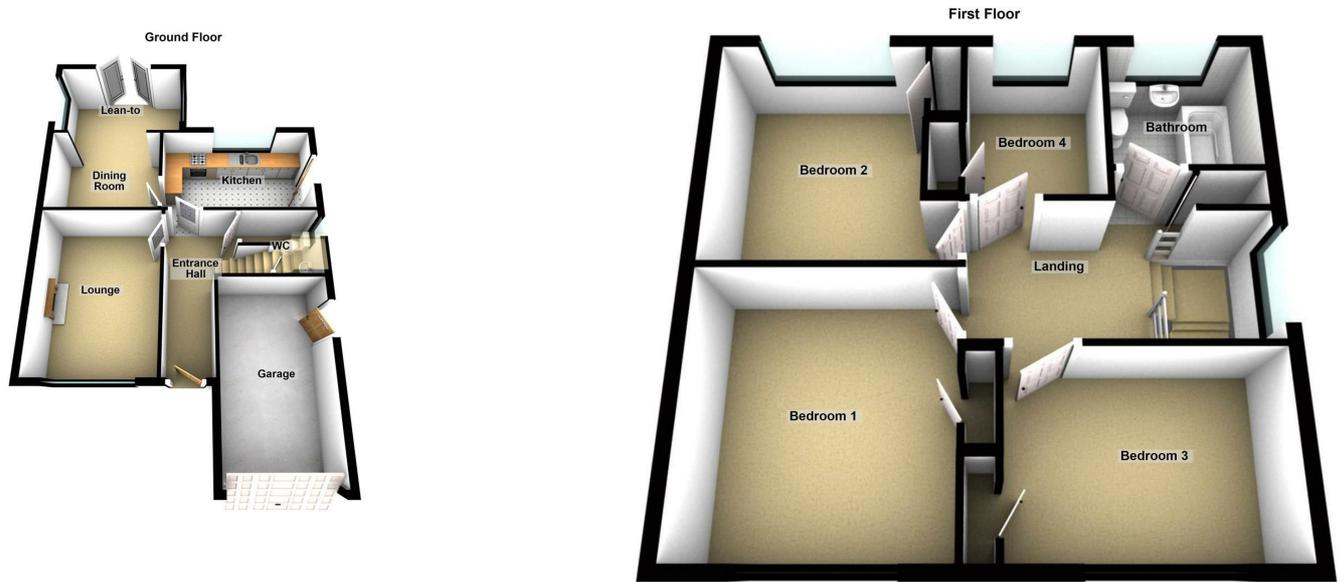
## Property misdescriptions



## Directions



# 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 firm's employment has the authority to make or give any representation or warranty in respect of the property.

Energy Efficiency Rating		Current	Potential	Environmental Impact (CO <sub>2</sub> ) Rating		Current	Potential
Very energy efficient - lower running costs				Very environmentally friendly - lower CO <sub>2</sub> emissions			
(92 plus) <b>A</b>				(81-91) <b>A</b>			
(81-91) <b>B</b>				(69-80) <b>B</b>			
(69-80) <b>C</b>				(55-68) <b>C</b>			
(55-68) <b>D</b>				(39-54) <b>D</b>			
(39-54) <b>E</b>				(21-38) <b>E</b>			
(21-38) <b>F</b>				(11-20) <b>F</b>			
(1-20) <b>G</b>				Not environmentally friendly - higher CO <sub>2</sub> emissions			
Not energy efficient - higher running costs				Not environmentally friendly - higher CO <sub>2</sub> emissions			
Northern Ireland		EU Directive 2002/91/EC		Northern Ireland		EU Directive 2002/91/EC	