

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

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, 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)

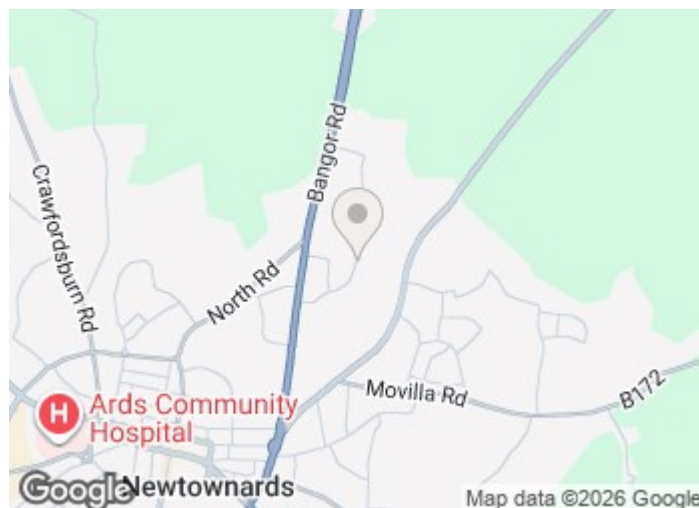
Garage

16x9 (4.88mx2.74m)

Outside

Tenure

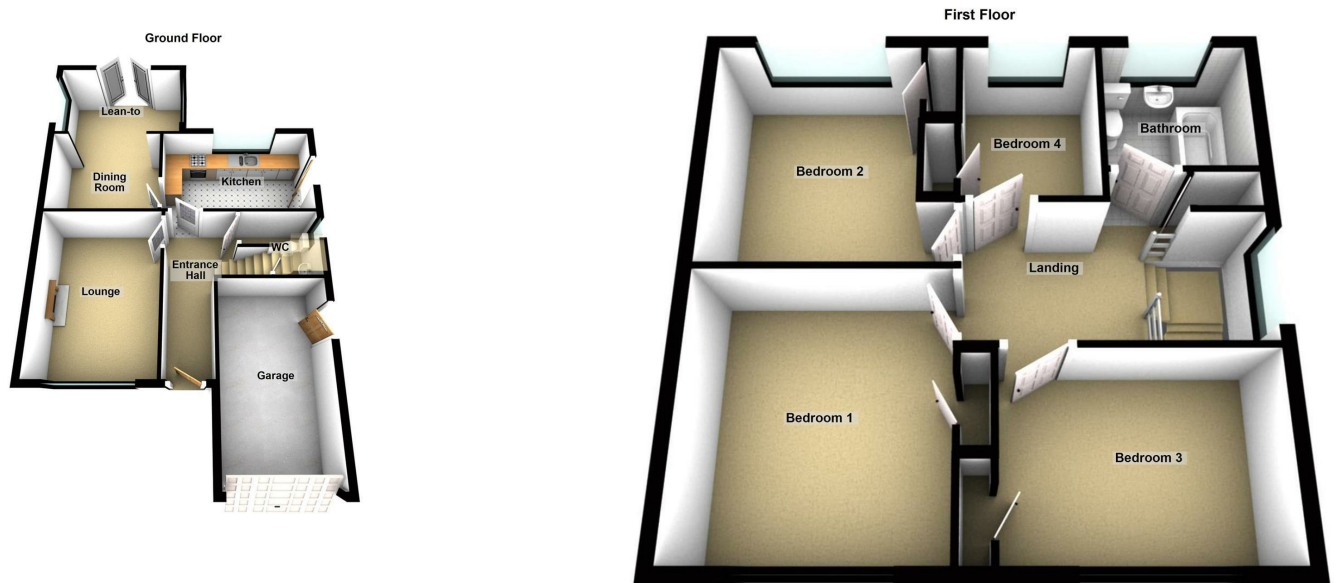
Property misdescriptions



Directions



Floor Plan



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