

## 11 Thornleigh Crescent , Newtownards, BT23 8TL

"Finally. An affordable semi detached bungalow that also enjoys a nice level site and doesn't need a lot of work before you move in! Form an orderly queue please."

We get asked regularly for bungalows but often they don't suit due to sloped sites, steep driveways or a multitude of other reasons but I think you'll be hard pressed to find much fault with this lovely home. The property is neatly presented throughout and offers 2 well proportioned bedrooms, a modern shower room and a pleasant lounge, with feature fireplace. If the kitchen isn't too your taste then there are several local companies who could revamp it to any colour of your choice and make it look like new again. It already benefits from oak internal doors, quality wood & LVT flooring, Phoenix gas central heating and uPVC double glazing and fascia. Externally there is an excellent detached garage, with electrically operated roller door, a generous tarmac driveway and very pleasant gardens front & rear in lawn with mature shrubs.

This property is sure to appeal to a wide variety of potential buyers so call us today to secure a personal viewing appointment and avoid missing out.

**Offers Around £169,950**

# 11 Thornleigh Crescent

, Newtownards, BT23 8TL



- Nicely presented semi detached bungalow
- Kitchen with casual dining area
- Detached garage
- Please see our website for full details.
- 2 well proportioned bedrooms
- Modern shower room
- uPVC double glazing & fascia - Phoenix gas central heating
- Lounge with feature fireplace
- Oak internal doors
- Level gardens front & rear with tarmac driveway

## Entrance

## Entrance hall

## Lounge

14'4x10'9 (4.37mx3.28m)

## Hallway

## Kitchen/Diner

12'[1x11'1 (3.66m[0.30mx3.38m)

## Bathroom

6x5'6 (1.83mx1.68m)

## Bedroom 1

14'1x8'8 (4.29mx2.64m)

## Bedroom 2

8'10x8'8 (2.69mx2.64m)

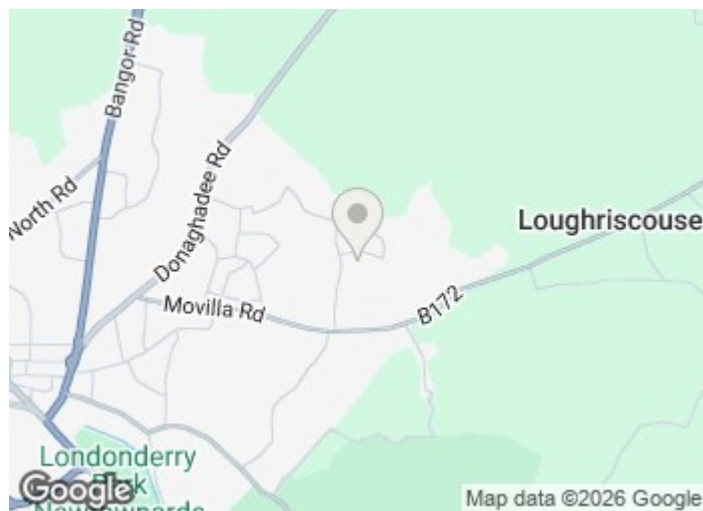
## Garage

22'4x10'6 (6.81mx3.20m)

## Outside

## Tenure

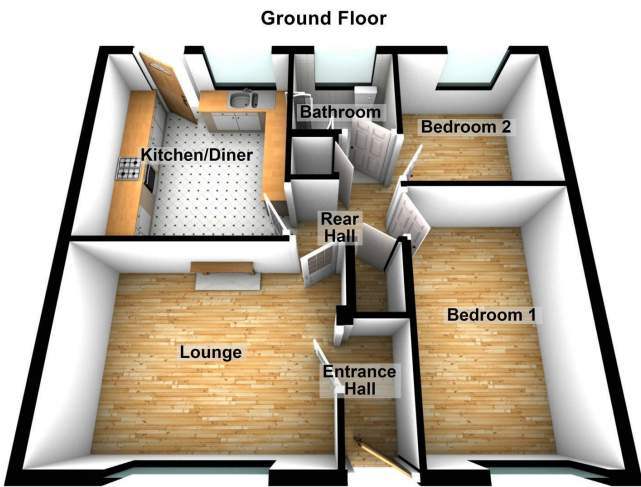
## Property misdescriptions



## Directions



## Floor Plan





  
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**02891 828100**



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

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