

8 Fir Drive , Newtownards, BT23 4HH

When you're looking for a first home, affordability is key, but that doesn't mean that you have to compromise on condition. This lovely end of terrace home has been loved for many years and would make an ideal first home, buy to let or fresh start.

The property offers a lounge, with real wood flooring, and a kitchen/diner with real oak finish and breakfast bar. Unusually there is also a ground floor shower room, which could be converted to a utility room with toilet if preferred. The first floor comprises a very generous master bedroom plus second bedroom, both enjoying views all the way towards Strangford Lough, and a fully tiled bathroom. Everything is neat and tidy and ready to move in allowing you to update the decor in stages if you wish.

It benefits from uPVC double glazing and oil fired central heating (via a nearly new boiler) whilst, externally, there are gardens to front, side and rear in lawns with paved pathways. A must see home at a great price. Form an orderly queue please!

Offers Around £117,500

8 Fir Drive

, Newtownards, BT23 4HH



- Charming end of terrace home
- Kitchen/diner with breakfast bar
- uPVC double glazing
- Please see our website for full details.
- 2 bedrooms
- 1st Floor bathroom
- Oil fired central heating
- Lounge with real wood flooring
- Ground floor shower room
- Gardens to front, side & rear

Entrance

Entrance Hall

Lounge

10'11x15'11 (3.33mx4.85m)

Kitchen/Diner

15'11x10'5 (4.85mx3.18m)

Shower Room

5'6x8'6 (1.68mx2.59m)

First floor landing

Bathroom

6'2x5'5 (1.88mx1.65m)

Bedroom 1

15'11x9'6

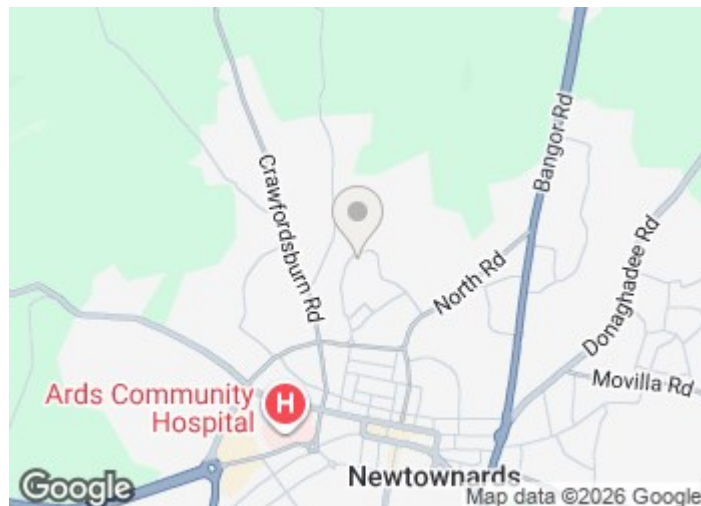
Bedroom 2

9'7x8'6 (2.92mx2.59m)

Outside

Tenure

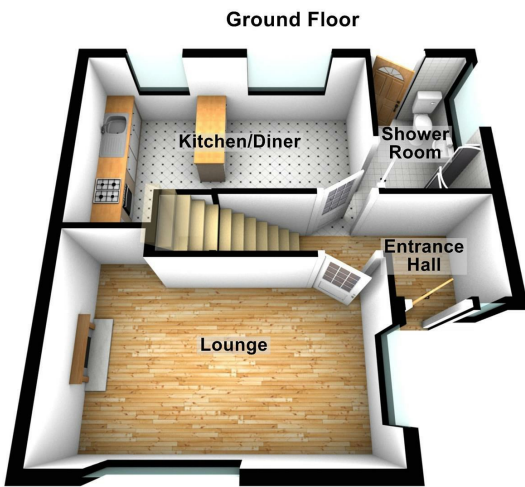
Property misdescriptions



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