



12 Sketrick Island Park , Newtownards, BT23 7BN

Located in one of Newtownard's most sought after locations, just off the Bangor Road, this semi detached chalet style home offers a great opportunity to buy and add value through modernisation and redecoration.

The property follows a traditional layout with 3 bedrooms and a bathroom on the first floor, incorporating both a bath & a separate shower, whilst the ground floor provides a kitchen and a spacious lounge with French doors to a separate dining room.

The property benefits from uPVC double glazing & fascia and oil fired central heating whilst, externally, there is a generous tarmac driveway to the front and an enclosed garden to the rear in lawn with patio area and a lovely rural aspect beyond.

The first rule of property buying is "location, location, location" so that's a big box ticked. The rest is up to you but with similar properties in the same area fetching as much as £25-30,000 more in good condition, there is plenty of scope to add value on a modest budget.

Internal viewing is essential to understand this property and formulate a plan.

Offers Around £159,950

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, Newtownards, BT23 7BN



- Semi detached home priced to allow for modernisation
- "Coffee & Cream" fitted kitchen
- uPVC double glazed windows and fascias
- Please see our website for full details
- 3 Bedrooms
- Bathroom with bath & separate shower
- Spacious tarmac driveway
- Lounge plus separate dining room
- Oil fired central heating
- Garden front & rear with countryside aspect beyond

Entrance

Hallway

Lounge

13'1x13'3 (3.99mx4.04m)

Dining room

10'10x8'6 (3.30mx2.59m)

Kitchen

10'5x11'8 (3.18mx3.56m)

Landing

Bathroom

6'2x8'5 (1.88mx2.57m)

Bedroom 1

12'11x10 (3.94mx3.05m)

Bedroom 2

9'9x10'8 (2.97mx3.25m)

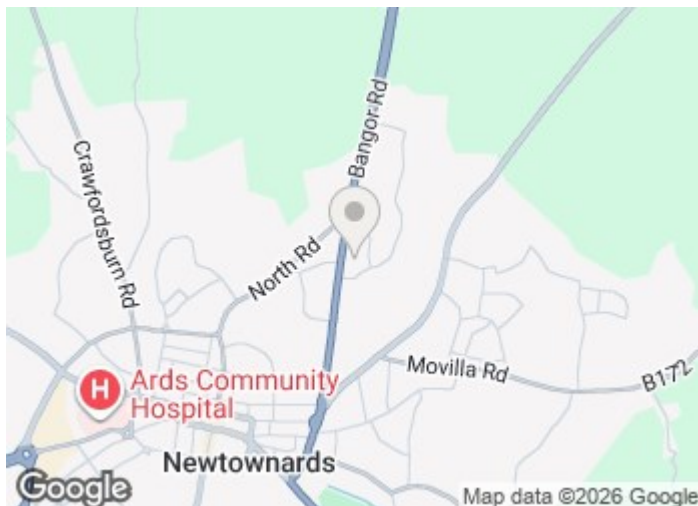
Bedroom 3

8'9x8'5 (2.67mx2.57m)

Outside

Tenure

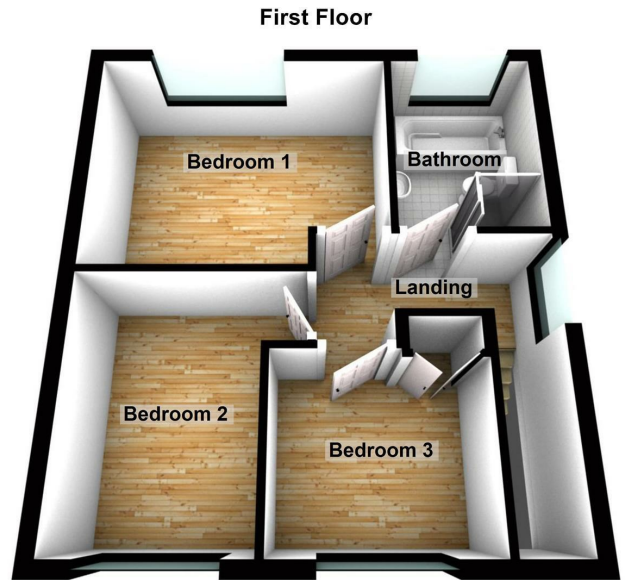
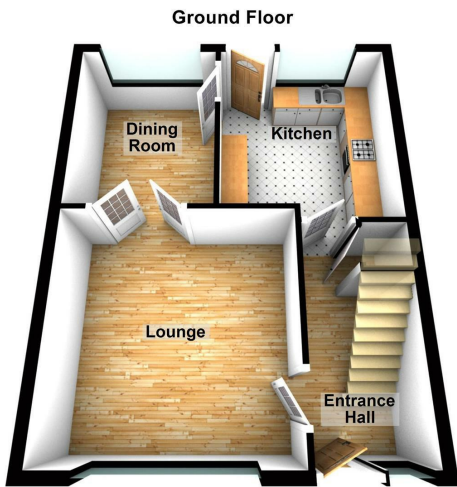
Property misdescriptions



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