



35 Abbot Gardens , Newtownards, BT23 8UL

Most first time buyers want a home that doesn't need new kitchens or bathrooms and that they can more or less walk into without breaking the budget so welcome to 35 Abbot Gardens.

There are some lovely touches in this home including a multi fuel stove, a "Rangemaster" cooker & hob in the modern kitchen plus real wood worktops, and a fresh and modern bathroom. The property offers 3 bedrooms, including one with a large built in storage cupboard, a spacious lounge, a kitchen/diner and a bathroom. It has been owned and cared for from new by its present owner and the care and attention that has been lavished on it is obvious. Realistically, a modest budget to decorate in your own style, a few pounds for three new ground floor doors, if you're fussy, and an upgrade to the electrical consumer unit and you're good.

It benefits from uPVC double glazing and oil fired central heating whilst, externally, there is an enclosed garden to the rear and a small front garden adjacent to the parking area. Internal viewing is highly recommended.

Offers Around £125,000

35 Abbot Gardens

, Newtownards, BT23 8UL



- Ideal first home
- Modern kitchen with dining area
- Oil fired central heating
- Please see our website for full details
- 3 bedrooms
- Modern bathroom
- Enclosed yard to rear with garden shed
- Lounge with multi fuel stove
- uPVC double glazing
- Parking area to front

Entrance

Porch

3'5x2'7 (1.04mx0.79m)

Lounge

15'10x12'6 (4.83mx3.81m)

Hallway

Kitchen/diner

15'10x10'6 (4.83mx3.20m)

Rear porch

5'5x3 (1.65mx0.91m)

Landing

Bathroom

7'6x7'5 (2.29mx2.26m)

Bedroom 1

12'6x8'9 (3.81mx2.67m)

Bedroom 2

10'6x8'2 (3.20mx2.49m)

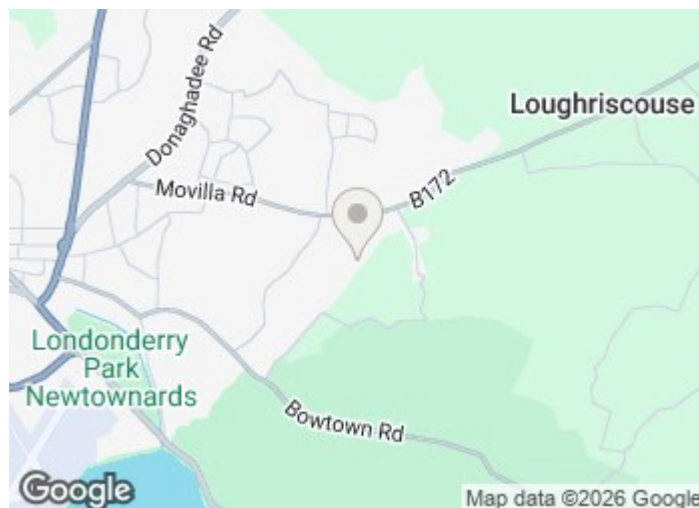
Bedroom 3

9'8x6'10 (2.95mx2.08m)

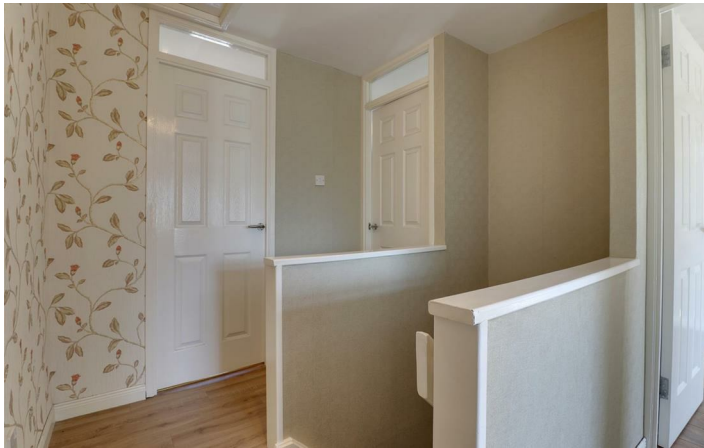
Outside

Tenure

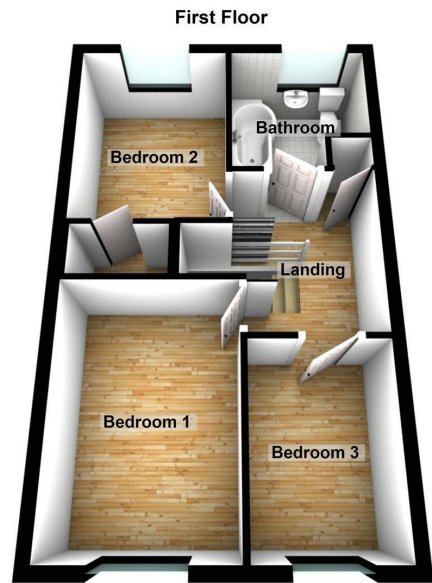
Property misdescriptions



Directions



Floor Plan



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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	