



10 Victoria Park , Newtownards, BT23 7EF

Located in a popular residential area close to local schools and amenities, this semi detached home benefits from a generous ground floor extension which, although currently laid out as a ground floor bedroom and accessible shower room, offers potential for an extended kitchen or lounge plus WC & utility area with a little reconfiguration.

The first floor follows a traditional layout with 3 bedrooms and a family bathroom. The ground floor offers a traditional lounge, with double doors to a dining area (bedroom 4), a kitchen and that ground floor accessible shower room.

The property benefits from uPVC double glazing & fascia and Phoenix gas central heating. Externally there is a generous tarmac driveway, leading to a generous detached garage, and an enclosed yard to the rear. The presence of a ramp at the front and the ground floor bathroom may lead this property to be of particular interest for those with restricted mobility.

A home with lots of potential in a prime residential setting we recommend viewing with an open mind to see just what this property could become.

Offers Around £165,000

10 Victoria Park

, Newtownards, BT23 7EF



- Extended semi detached home
- Kitchen
- Gas fired central heating - uPVC double glazing
- Please see our website for full details
- 3 bedrooms (Plus one on ground floor if required)
- Downstairs shower room/utility room
- Spacious driveway with detached garage
- Lounge with double doors to dining room (bedroom 4)
- Family bathroom
- Prime location in Newtownards town

Entrance

Hallway

Storage Area

5x6'1 (1.52mx1.85m)

Lounge

13'1x12 (3.99mx3.66m)

Dining Room/Bedroom 4

14'9x10'10 (4.50mx3.30m)

Kitchen

13'4x7'2 (4.06mx2.18m)

Shower room/Utility Room

11'10x9'7 (3.61mx2.92m)

Landing

Bathroom

7'8x5'8 (2.34mx1.73m)

Bedroom 1

10'5x11'6 (3.18mx3.51m)

Bedroom 2

11x10'6 (3.35mx3.20m)

Bedroom 3

7'9x7'7 (2.36mx2.31m)

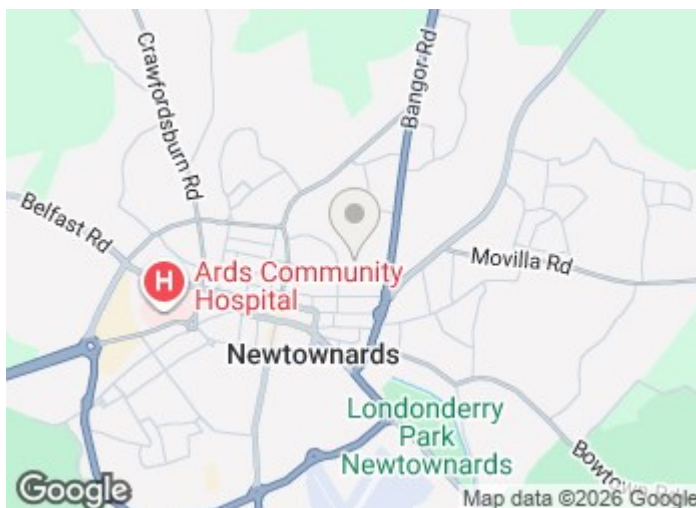
Garage

23'5x11'5 (7.14mx3.48m)

Outside

Tenure

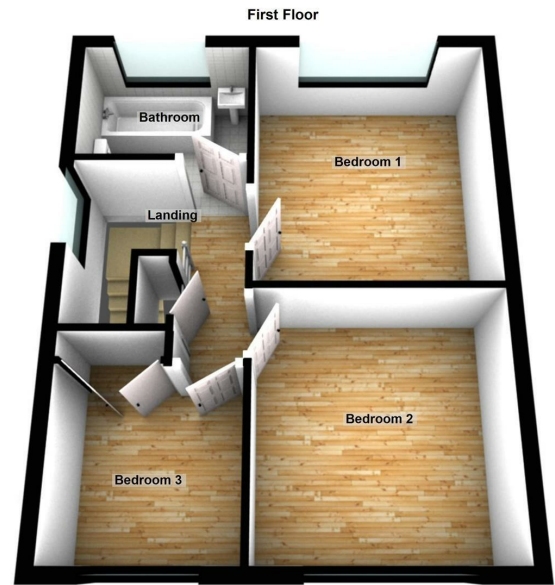
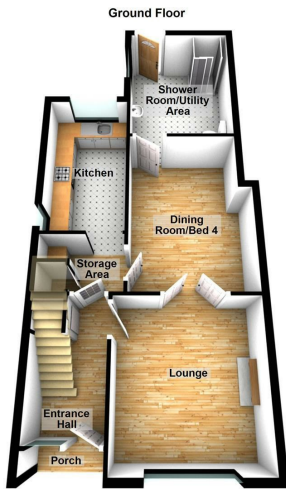
Property misdescriptions



Directions



Floor Plan



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Energy Efficiency Rating		Environmental Impact (CO ₂) Rating	
	Current	Potential	
<p>Very energy efficient - lower running costs</p> <p>(92 plus) A</p> <p>(81-91) B</p> <p>(69-80) C</p> <p>(55-68) D</p> <p>(39-54) E</p> <p>(21-38) F</p> <p>(1-20) G</p> <p>Not energy efficient - higher running costs</p>	75	85	<p>Very environmentally friendly - lower CO₂ emissions</p> <p>(92 plus) A</p> <p>(81-91) B</p> <p>(69-80) C</p> <p>(55-68) D</p> <p>(39-54) E</p> <p>(21-38) F</p> <p>(1-20) G</p> <p>Not environmentally friendly - higher CO₂ emissions</p>
Northern Ireland		Northern Ireland	
EU Directive 2002/91/EC		EU Directive 2002/91/EC	