

ULSTER PROPERTY SALES

UPS

NEWTOWNARDS BRANCH

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NETWORK STRENGTH - LOCAL KNOWLEDGE



**13 MARY STREET,
NEWTOWNARDS, BT23 4DQ**

ASKING PRICE £84,950



Located within minutes of Newtownards town centre and close to all local amenities and arterial routes to Belfast, this home offers a good first time buy with the opportunity to modernise to your own standard, or for a Landlord as an investment property. Newtownards is a busy market town and there has been an increased interest in town centre properties due to their size and convenience. With 2 reception areas, galley kitchen, four bedrooms and a family bathroom with white suite, this house will appeal to a good range of buyers and could be a fantastic home once modernised. The outside areas benefit from entertaining areas, mature plants and shrubs, boiler house and a workshop to the rear with power and light suitable for a variety of purposes. We recommend viewing this property at your earliest convenience.

Key Features

- Mid Terraced Property Within Minutes Of Newtownards Town Centre
- Opportunity To Modernise To A Good Standard
- Four Bedrooms, One With Built In Wardrobes
- Gardens To Rear With Paved Entertaining Area And Workshop
- Two Reception Areas, Both With Feature Tiled Fireplaces
- Family Bathroom With White Suite
- Oil Fired Central Heating And uPVC Double Glazed Windows
- Perfect As A First Time Buy Or Renovation Project



Accommodation Comprises:

Entrance Porch
Ceramic tiled flooring.

Entrance Hall

Living Room

10'5" x 9'8"
Fireplace with tiled hearth, surround and mantle, corning.

Dining Room

10'7" x 10'4"
Fireplace with tiled hearth, surround and mantle, under stair storage.

Kitchen

10'11" x 6'5"
Galley style kitchen with a range of low level units, formica worktops, double drainer stainless steel sink unit with mixer tap, plumbed for washing machine, space for cooker, door to rear garden area.

First Floor

Landing

Bedroom 1

13'8" x 10'5"
Double bedroom.

Bedroom 2

11'5" x 7'8"
Feature cast iron fireplace.

Bathroom

White suite comprising panelled bath with overhead shower attachment, vanity unit with sink and storage, low flush wc, part tiled walls, hot press with storage.

Second Floor

Bedroom 3

13'8" x 10'5"
Double bedroom.

Bedroom 4

10'9" x 7'8"

Outside

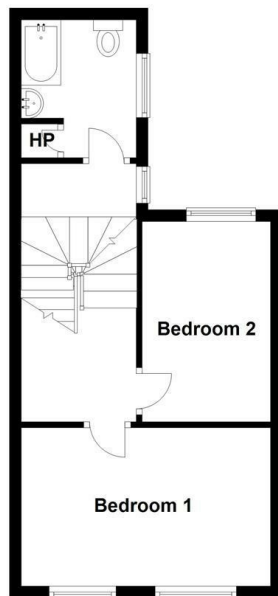
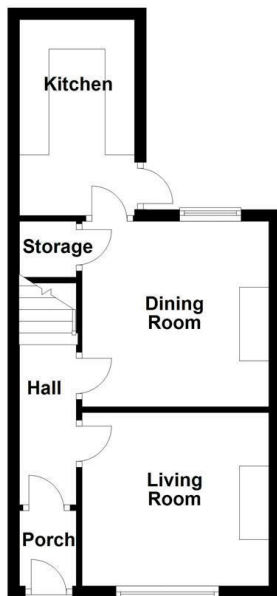
Workshop: light and power, plumbed for washing machine.
Boiler house: oil fired boiler, oil storage tank.
Patio area, mature shrubs and trees.



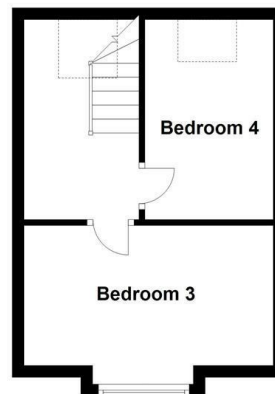


Ground Floor

First Floor



Second Floor



Whilst every attempt has been made to ensure the accuracy of the floor plan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.
Plan produced using PlanUp.

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			
(81-91) B			
(69-80) C			
(55-68) D			59
(39-54) E			
(21-38) F		23	
(1-20) G			
Not energy efficient - higher running costs			
Northern Ireland		EU Directive 2002/91/EC	

Questions you may have. **Which mortgage would suit me best?**

How much deposit will I need? What are my monthly repayments going to be?

To answer these and other mortgage related questions contact our mortgage advisor on 028 91811444.

Your home may be repossessed if you do not keep up repayments on your mortgage.

We DO NOT charge for initial mortgage consultations. We may charge a fee on completion depending on circumstances. Our typical fee is £250, however, please confirm with Mortgage Consultant at time of appointment.

Please note that we have not tested the services or systems in this property. Purchasers should make/commission their own inspections if they feel it is necessary.

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