



68 James Street | Newtownards | BT23 4DZ

02891 180081 | viewings by appointment 7 days a week

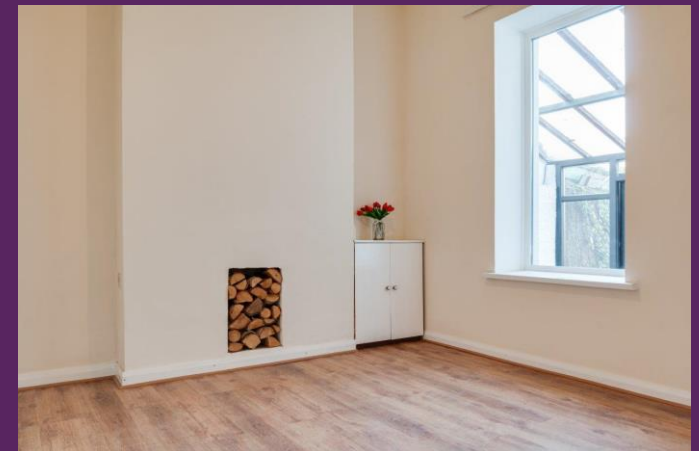
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# 68 James Street

- \* Spacious mid terrace property in a very convenient town centre location
- \* Recently renovated and ready to move into
- \* Fully re-painted and new carpets/laminate flooring fitted throughout
- \* Bright living room with feature fireplace and open fire
- \* Separate family/dining room with door to kitchen
- \* Modern kitchen with range of units and feature range style cooker
- \* Newly fitted contemporary bathroom with freestanding claw-foot bath and shower cubicle
- \* Two double bedrooms
- \* Enclosed garden to the rear
- \* Large garage/workshop and additional outhouse/shower room
- \* Oil fired central heating & double glazed throughout
- \* Convenient location with a great choice of local amenities
- \* Chain free

**Offers Around: £125,000**



## The Right Start!

This is a fantastic opportunity to purchase a renovated, well-presented chain free property in an ideal town centre location. The property offers bright and spacious accommodation that is ready to move into and the location alone will guarantee a lifestyle that will appeal to first time buyers due to its proximity to Newtownards town centre and a great range of local amenities. With the added benefit of having recently been repainted throughout and new carpets and laminate flooring laid, there is nothing to do other than unpack your bags!

Downstairs comprises of a welcoming entrance porch and hallway, a bright living room with feature fireplace with open fire, a separate family/dining room and a modern galley-style kitchen boasting a feature range style cooker. There is access to a covered lean-to and onward to the rear garden from the kitchen. Upstairs comprises of two spacious double bedrooms and a newly fitted bathroom with white four piece suite to include a feature free-standing claw-foot bath, the ideal place to soak and relax after a busy week. There is also a fixed wooden staircase leading to a large attic/storage room that is heated and has both power and light.

Externally to the rear there is a fully enclosed garden that offers enough space to relax or cook up a tasty BBQ! There is an outhouse with a shower room which would be useful for a variety of purchasers. Completing the outside space is a large garage that would be utilised as a workshop and there is additional parking for two cars accessed via Talbot Street.

James Street is a very convenient location within Newtownards town centre and there is an excellent range of amenities on your doorstep, including banks, shops, and road links to Bangor, Belfast and beyond.





Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C		
55-68	D		55   D
39-54	E	42   E	
21-38	F		
1-20	G		



## THIS PROPERTY COMPRISES

Wooden front door to...

ENTRANCE PORCH: Tiled floor. Glazed door to...

ENTRANCE HALL: Laminate wooden floor.

LIVING ROOM: 10'8 x 9'11 (3.25m x 3.02m) Feature cast iron fireplace with wooden surround and tiled hearth. Open fire. Laminate wooden floor

FAMILY/DINING ROOM: 11'5 x 10'4 (3.48m x 3.15m) Under stairs storage. Door to...

KITCHEN: 14'6 x 7'1 (4.42m x 2.16m) Range of high and low level units, laminate work surfaces, single bowl stainless steel sink unit with mixer tap, range cooker, concealed extractor fan, plumbed for washing machine. Part tiled walls, laminate wooden floor. Door to covered lean-to.

### FIRST FLOOR

LANDING: Fixed wooden staircase to...

ROOFSpace/STORAGE ROOM: (3.50m x 3.22m) Fully floored with heating, light and power.

BEDROOM (1): 14'7 x 9'11 (4.45m x 3.02m)

BEDROOM (2): 10'6 x 8'11 (3.2m x 2.72m)

BATHROOM: Contemporary four piece white suite comprising feature freestanding claw-foot bath with mixer tap with telephone shower attachment, pedestal wash hand basin, low flush WC and fully tiled shower cubicle with electric shower unit. Tiled walls, tiled floor. Hot press.

### OUTSIDE

Fully enclosed rear garden. PVC oil tank.

OUTHOUSE/SHOWER ROOM: 10'10 x 7'8 (3.30m x 2.34m) Low flush WC and shower cubicle with electric shower.

LARGE DETACHED GARAGE/WORKSHOP: 24'5 x 15'1 (7.44m x 4.60m)

Additional parking for two cars accessed via Talbot Street.



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