

ULSTER PROPERTY SALES

**UPS**

**NEWTOWNARDS BRANCH**

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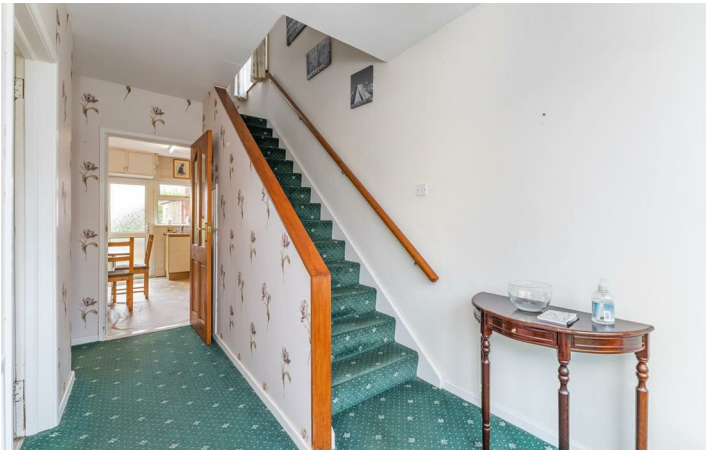
NETWORK STRENGTH - LOCAL KNOWLEDGE



**64 VICTORIA AVENUE,  
NEWTOWNARDS, BT23 7ED**

**ASKING PRICE £154,950**





Located on Victoria Avenue in Newtownards and within walking distance to the town centre, local schools and close to the main arterial routes to Belfast, this much loved home will appeal to a wide range of viewers due to location and size.

In need of some modernisation, this deceptively spacious home offers two reception rooms, kitchen, three bedrooms and a good sized family bathroom as well as ample storage throughout.

The front and rear gardens have been well cared for and benefit from a plethora of mature plants, shrubs and hedging as well as having beautiful views over Newtownards and towards Strangford Lough.

In addition, there is a detached garage and parking for multiple vehicles.

We recommend early viewing of this well maintained home in a fantastic location!





## Key Features

- Three Bedroom Semi Detached With Views of Newtownards and Strangford Lough
- Two Reception Rooms Both With Open Fireplaces
- Three Bedrooms, Two Double Bedrooms And A Third With Built In Storage
- Family Bathroom Comprising Coloured Suite
- Oil Fired Central Heating And uPVC Double Glazed Windows
- Garage With Power And Electric And Plumbed For Appliances
- Located Within Walking Distance Of Newtownards Town Centre, Local Amenities, Schools And Main Arterial Routes
- Driveway With Space For Multiple Vehicles
- Early Viewing Recommended As High Interest Is Expected



### Accommodation Comprises:

#### Entrance Hall

Under stair storage.

#### Living Room

10'0" x 13'8"

Open fireplace with tiled hearth, surround and mantle.

#### Dining Room/Snug

10'4" x 10'5"

Open fireplace with tiled hearth, brick surround and tiled mantle.

#### Kitchen

7'0" x 11'8"

Range of high and low level units, cooker, integrated extractor fan and hood, single stainless steel sink with mixer tap and drainer, space for fridge/freezer, part tiled walls, back door to rear garden.

#### First Floor

#### Landing

Hotpress and storage, roof space access.

#### Bedroom 1

10'5" x 13'5"

Double bedroom.

#### Bedroom 2

10'0" x 10'8"

Double bedroom.

#### Bedroom 3

6'9" x 10'11"

Built in storage.

#### Bathroom

Coloured suite comprising wood panelled bath with mixer tap, wall mounted overhead shower with glass shower screen, pedestal wash hand basin with mixer tap, low flush w/c, tiled walls.

#### Garage

8'7" x 16'10"

Up and over door, plumbed for washing machine, oil fired boiler, power and light.

#### Outside

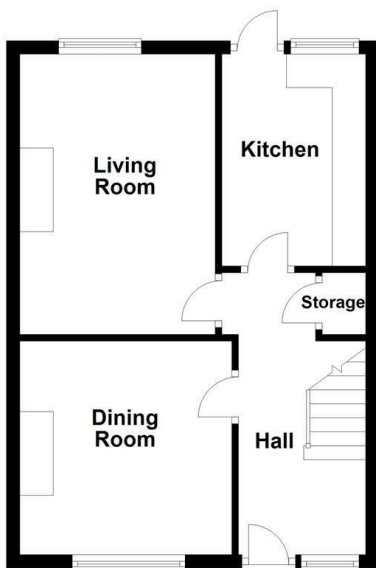
Front - Tarmac driveway with space for multiple vehicles, area in lawn, mature shrubs and hedging, bedding sections. Rear - Area in lawn, area in patio, area in stone, mature shrubs and hedging, outside tap and light, views of Newtownards and Strangford Lough.



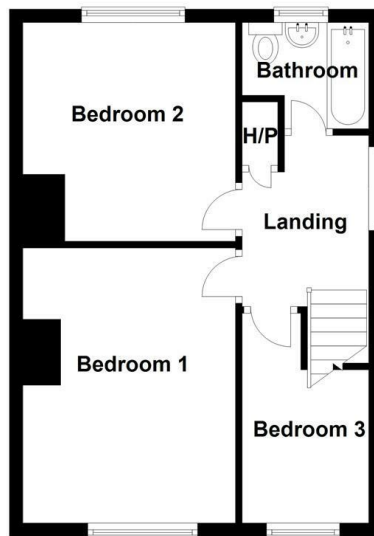




Ground Floor



First 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			
(39-54) E		45	62
(21-38) F			
(1-20) G			
Not energy efficient - higher running costs			
Northern Ireland		EU Directive 2002/91/EC	

**64 Victoria Avenue, Newtownards**

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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