



## 22 Lawnbrook Drive , Newtownards, BT23 8XD

This Tudor style semi detached home has been nicely presented by its present owners and offers an affordable step onto the property ladder or a step up to your first semi detached home.

The property offers 3 first floor bedrooms and a family bathroom, with separate bath & shower, whilst the ground floor provides a spacious lounge, with feature brick fireplace, a separate dining room, a conservatory and a kitchen. It benefits from uPVC double glazing & fascia and Phoenix gas central heating.

Externally it enjoys a practical site with gardens in lawn to both front and, south facing, rear plus a tarmac driveway with ample parking for several vehicles.

Accessed from either Donaghadee Road or Movilla Road you will find convenience stores and fast food outlets at both ends plus a number of excellent schools within easy reach. Internal viewing is recommended.

**Offers Around £165,000**

# 22 Lawnbrook Drive

, Newtownards, BT23 8XD



- Nicely presented semi detached home
- Kitchen
- Family bathroom
- Gardens front & south facing rear with tarmac driveway
- 3 bedrooms
- Dining room
- uPVC double glazing & fascia
- Lounge with feature brick fireplace
- Conservatory
- Phoenix gas central heating

## Entrance

## Porch

7'6x3'11 (2.29mx1.19m)

## Lounge

19'7x12'8 (5.97mx3.86m)

## Dining room

9'9x9'5 (2.97mx2.87m)

## Conservatory

9'10x8'11 (3.00mx2.72m)

## Kitchen

9'9x9'8 (2.97mx2.95m)

## Landing

## Bathroom

9'9x7'6 (2.97mx2.29m)

## Bedroom 1

9'10x9'1 (3.00mx2.77m)

## Bedroom 2

12'9x9'1 (3.89mx2.77m)

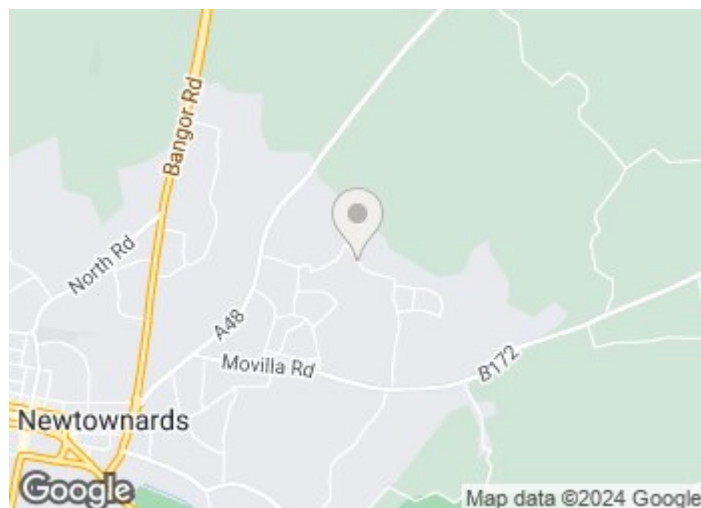
## Bedroom 3

10'1x7'10 (3.07mx2.39m)

## Outside

## Tenure

## Property misdescriptions

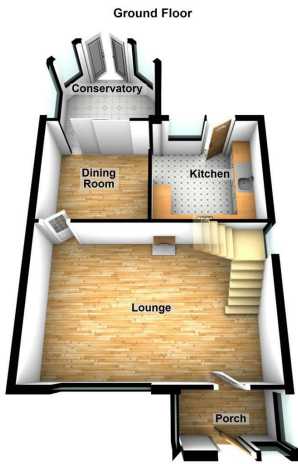


## Directions

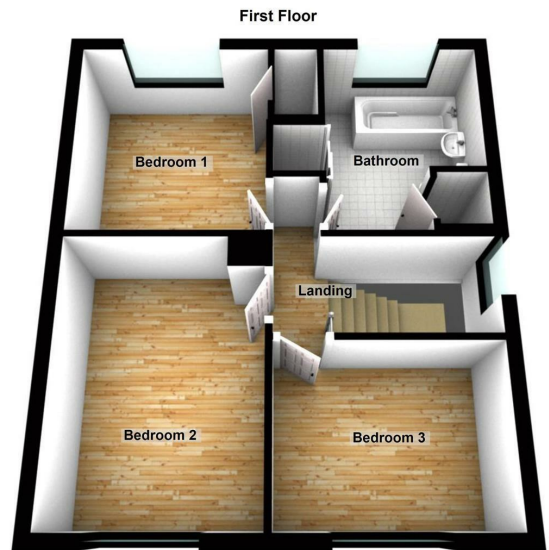
Lawnbrook Drive can be accessed from either Donaghadee Road via Cronstown Road or from Movilla Road via Stratheden Heights.



# Floor Plan



Images for illustrative purposes only and subject to change. Plan produced using Planity.



These particulars, whilst believed to be accurate are set out as a general outline only for guidance and do not constitute any part of an offer or contract. Intending purchasers should not rely on them as statements of representation of fact, but must satisfy themselves by inspection or otherwise as to their accuracy. No person in this firm's employment has the authority to make or give any representation or warranty in respect of the property.

Energy Efficiency Rating		Current	Potential	Environmental Impact (CO <sub>2</sub> ) Rating		Current	Potential
Very energy efficient - lower running costs	(92 plus) <b>A</b>			Very environmentally friendly - lower CO <sub>2</sub> emissions	(92 plus) <b>A</b>		
(81-91) <b>B</b>				(81-91) <b>B</b>			
(69-80) <b>C</b>				(69-80) <b>C</b>			
(55-68) <b>D</b>				(55-68) <b>D</b>			
(39-54) <b>E</b>				(39-54) <b>E</b>			
(21-38) <b>F</b>				(21-38) <b>F</b>			
(1-20) <b>G</b>				(1-20) <b>G</b>			
Not energy efficient - higher running costs				Not environmentally friendly - higher CO <sub>2</sub> emissions			
Northern Ireland		71	73	Northern Ireland			
EU Directive 2002/91/EC				EU Directive 2002/91/EC			