



OFFERS AROUND

£190,000

20 Blackwood Avenue
Newtownards
BT23 4XT



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PINKERTONS

Sales, Lettings and Property Management

Nestled in a tranquil setting in this highly regarded development off the Mountain Road, this immaculately presented property gem, provides effortless access to Newtownards, and bustling Belfast beyond.

This elegantly designed home boasts three spacious bedrooms, featuring a master bedroom with an en-suite, a chic tiled bathroom, a convenient downstairs WC, and a warm living room adorned with captivating picture windows. The contemporary kitchen, adorned with a porcelain tiled floor, built-in appliances, generous

storage, and a separate utility room, exudes sophistication. The tranquil private gardens, complete with lush lawns and a delightful patio, offer a serene retreat for relaxation.

This property stands out with its top-notch specifications, including PVC window doors,

guttering, fascia, eaves, and efficient gas heating, earning it a coveted "perfect" energy rating. Ready for immediate occupancy, this stylish haven in Newtownards comes with ample parking, presenting an irresistible opportunity for discerning homeowners.

Contact Pinkertons at 02891479393 to arrange your viewing.



PROPERTY FEATURES



- Immaculately Presented Semi-Detached Family Home
- Three Well Proportioned Bedrooms, Master With En-Suite
- Contemporary Bathroom Suite, Downstairs WC
- Spacious Living Room With Feature Picture Windows
- Contemporary Kitchen With Built-in Appliances & Separate Utility
- Gas Heating, PVC Double Glazed Windows, Doors, Guttering & Fascia
- Excellent Driveway Parking, Delightfully Private Gardens
- Contemporary Home Off The Highly Sought After Mountain Road

THIS PROPERTY COMPRISES

Entrance Hall

20'7" x 4'2"

Hardwood front door, alarm system.

Lounge

13'3" x 12'4"

Front view aspect.

Kitchen/Dining

13'3" x 10'11"

Excellent range of high and low level units with wood laminate worktop. 1 1/2 bowl stainless steel sink unit with drainer and mixer tap. Built in under counter oven with gas hob and stainless steel extractor fan above. Built in dishwasher and fridge freezer. Under counter lighting. Partly tiled walls. Fully tiled ceramic floor. Recessed spotlights.

Utility Room

5'10" x 5'8"

Cupboard units with wood laminate worktop. Stainless steel sink unit with mixer tap. Space plumbed for washing machine. Fully tiled ceramic floor. uPVC door to rear garden.

Downstairs WC

5'8" x 3'2"

White suite comprising of pedestal wash hand basin with chrome mixer tap and low flush wc. Ceramic tiled floor.

Understairs Storage

9'0" x 2'11"

First Floor

Landing

13'6" x 7'11"

Access to roofspace.

Storage

3'3" x 3'0"

Bedroom 1

13'4" x 8'9"

Front view aspect.

En-suite Shower Room

9'10" x 6'4"

White suite comprising of pedestal wash basin with chrome mixer tap, low flush wc and glass screen shower cubicle. Partly tiled walls & fully tiled ceramic floor. Heated towel radiator. Extractor fan.

Storage

3'1" x 2'6"

Bedroom 2

10'0" x 9'10"

Rear view aspect

Bedroom 3

9'9" x 8'2"

Front view aspect.

Bathroom

6'10" x 6'5"

White suite comprising of pedestal wash hand basin with chrome mixer tap, low flush wc, panelled bath with chrome mixer taps and shower above with glass screen. Partly tiled walls & fully tiled ceramic floor. Extractor fan.

Outside Front

Tarmac driveway, lawn area with border planting. Outside light. Access gate to rear of property.

Outside Rear

Fully enclosed rear garden, laid in lawn with paved area. Outside light.

REQUIRED INFO UNDER TRADING STANDARDS GUIDANCE

Tenure - Understood to be Managed Freehold.

Current Rates - Understood to be £1,176.12

Directions

From Court Street Follow A20, William St and Crawfordsburn Rd to Mountain Rd, Continue on Mountain Rd. Take Whiteways to Blackwood Ave/Blackwood Manor. The property will be on the right-hand side.

FLOOR PLANS

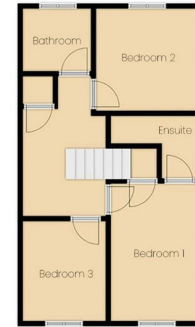
20 Blackwood Avenue, Newtownards



Ground Floor

GROUND FLOOR

20 Blackwood Avenue, Newtownards



First Floor

FIRST FLOOR



Energy Efficiency Rating

The rating for this property is:

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A		82	82
(81-91) B			
(69-80) C			
(55-68) D			
(39-54) E			
(21-38) F			
(1-20) G			
Not energy efficient - higher running costs			
Northern Ireland		EU Directive 2002/91/EC	

* For your information: The UK average rating is 'E50'.



DO YOU NEED TO SELL?

If you need to sell to fund your purchase we are pleased to advise our valuations are free. Contact one of our branches today to find out what your home is worth and why you should sell with Pinkertons.

WILL YOU NEED A MORTGAGE?

If you do speak to our team who will be happy to recommend an independent mortgage broker to help you get the mortgage you need for the house you want.

LETTINGS & PROPERTY MANAGEMENT

We have the UK's Best Property Management team and Northern Ireland's Best Lettings Department. If you need to let or rent a property you should speak with them first!



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