

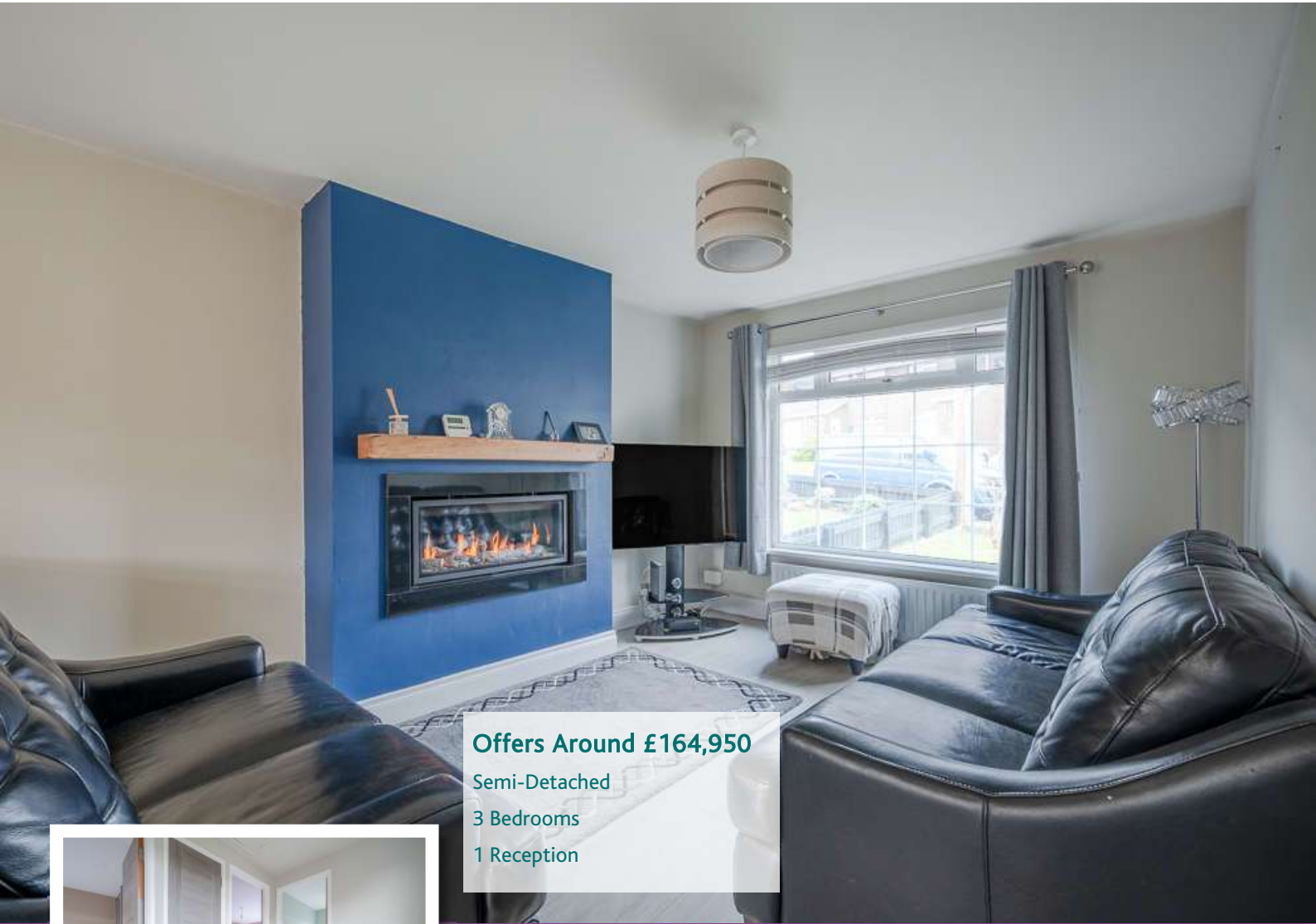


JOHNMINNIS
ESTATE AGENTS &
LETTING SPECIALISTS

58 BEVERLEY CRESCENT, NEWTOWNARDS, BT23 7UN
OFFERS AROUND £164,950

**Scan for Property Details
and to Arrange a Viewing**





Offers Around £164,950

Semi-Detached

3 Bedrooms

1 Reception

Property Features

- Outstanding Semi Detached Property
- Well Presented Throughout Leaving Little Left to do But Move Your Furniture in and Enjoy
- Open Plan Living Room with Feature Gazco Gas Fire and Casual Dining Area
- Superb Modern Fitted Kitchen
- Three Bedrooms
- Shower Room with Three Piece Suite
- Phoenix Gas Heating
- uPVC Double Glazed Windows, Guttering and Soffits
- Leased Solar Panels for the Electricity
- Front Garden in Lawns
- Tarmac Driveway with Parking
- Good Sized Fully Enclosed Rear Garden with Lawns, Paved Patio Barbecue Area and Southerly Aspect
- Rear Garden is an Ideal Space for Children at Play, Outdoor Entertaining or Enjoying the Sun
- Ample Room to Extend or Build a Garage, With Necessary Approvals
- Demand Anticipated to be High and to a Wide Range of Prospective Purchasers Including First Time Buyers, Young Professionals and Families
- Easy Access to Newtownards' Thriving Town Centre and Its Amenities Such as Leading Local Schools, Shops, Cafes, Restaurants and Leisure Centre



Accommodation

Ground Floor

Reception Hall

Open Plan Living Room
With Casual Dining Area
23'11" x 10'7"

Kitchen
9'8" x 7'8"

First Floor

Landing

Bedroom One
11'8" x 10'3"

Bedroom Two
12' x 9'6"

Bedroom Three
8'2" x 7'2"

Shower Room

Outside

Tarmac Driveway

Fully Enclosed Good
Size Rear
Garden

For more information
and photographs
regarding the
accommodation in this
property, please visit:
johnminnis.co.uk



This is a superb opportunity to purchase a well presented semi-detached property within a stone's throw of Millisle Village and beach.

In brief, the accommodation comprises of a spacious living with access to the high gloss fitted kitchen with dinin. Located in this extremely popular residential area here is an ideal opportunity to purchase a fantastic semi detached property which is finished to an excellent standard throughout leaving little left to do but move your furniture in and enjoy. The accommodation is bright and spacious comprising open plan living room, with feature Gazco gas fire and casual dining area, and superb modern fitted kitchen on the ground floor. Upstairs this fine home is further enhanced by having three bedrooms and a shower room with three piece suite.

Outside does not disappoint either. There is a front garden in lawns, tarmac driveway with parking and fully enclosed good sized rear garden with lawns, paved patio barbecue area and southerly aspect making an ideal space for children at play, outdoor entertaining or enjoying the sun. The rear garden also provides ample room to extend or build a garage, with necessary approvals. Other benefits include Phoenix Gas heating, uPVC double glazed windows, guttering and soffits and leased solar panels for the electricity.



Directions

Travelling through Newtownards along the main Bangor Road turn left into Beverley Heights. Go down the hill and follow the road round to the right into Beverley Avenue and take the first left into Beverley Crescent.



All measurements are approximate and for display purposes only



Viewing

By appointment through agent.

Free Valuation

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JOHNMINNIS RENTALS

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Awards & Recognition



Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 - 100) A			
(81 - 91) B			
(69 - 80) C			
(55 - 68) D		68	
(39 - 54) E			
(21 - 38) F			
(01 - 20) G			
Not energy efficient - higher running costs			
			73

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