

8 Upper North Street , Newtownards, BT23 4JD

"It's hard not to be seduced by this amazing property - character just oozes out of it and you're transported back to a different era with hints of "upstairs, downstairs". Internally the surprises continue - 4 well proportioned bedrooms, 3 well proportioned reception rooms plus a two room basement with access to the rear garden/parking area. The reception and kitchen layout would benefit from some reconfiguration to suit modern tastes and provide a proper, usable kitchen but you'd ideally like to be sympathetic and retain as much of that character as possible. An additional bathroom would also be welcome but, at over 1,800 sq ft, I'm sure you could find room for an ensuite or entry level WC perhaps. It benefits from UPVC double glazing and oil fired central heating and externally there is access to the rear garden, via a shared laneway, which adjoining properties have converted into offstreet parking areas to add value and practicality to the property. This is a project for experienced property developers or builders only as there are remedial works required to stabilise the front of the property and make it mortgageable so offers are necessarily restricted to CASH BUYERS ONLY. A full and detailed structural report is available upon request.

Offers Over £100,000

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- Substantial period townhouse over 3 floors.
- In need of full modernisation, refurbishment and remedial repairs
- 4 bedrooms
- Lounge, Sitting room, Dining room
- Galley kitchen
- Bathroom
- Basement
- Garden/parking area to rear
- uPVC double glazing - Oil fired central heating
- Cash buyers only - Full structural report available upon request

Entrance

Hallway

Lounge

15'3x12'10 (4.65mx3.91m)

Sitting room

12'1x10 (3.68mx3.05m)

Dining room

13'4x11'4 (4.06mx3.45m)

Kitchen

11x7'10 (3.35mx2.39m)

Landing

Bedroom 1

13'5x11'4 (4.09mx3.45m)

Bedroom 2

12'9x11'7 (3.89mx3.53m)

Bedroom 3

12x9'2 (3.66mx2.79m)

Bedroom 4

10x8'10 (3.05mx2.69m)

Bathroom

11x7'11 (3.35mx2.41m)

Basement level rear entrance - WC

Basement 1

12'10x12'9 (3.91mx3.89m)

Basement 2

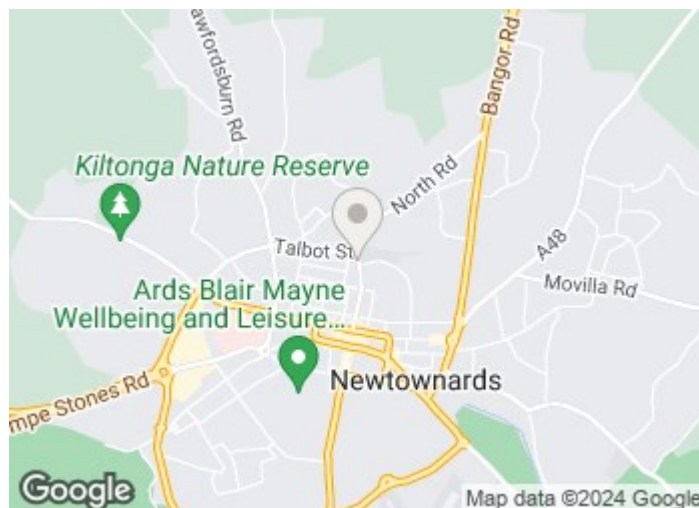
12x9'4 (3.66mx2.84m)

Outside

SPECIAL NOTICE

Tenure

Property misdescriptions

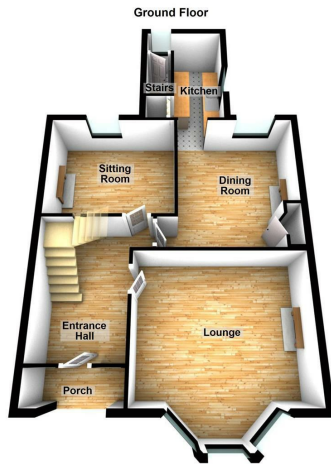


Directions

From Regent Street Newtownards turn left onto North Street directly to the rear of the town hall. Proceed past St Patricks Catholic Church and number 8 is located on the left just before the traffic lights.



Floor Plan



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 ₂) Rating		Current	Potential
Very energy efficient - lower running costs				Very environmentally friendly - lower CO ₂ emissions			
(92 plus) A				(82 plus) A			
(81-91) B				(69-81) B			
(69-80) C				(55-68) C			
(55-68) D				(39-54) D			
(39-54) E				(21-38) E			
(21-38) F				(11-20) F			
(1-20) G				Not environmentally friendly - higher CO ₂ emissions			
Not energy efficient - higher running costs				Not environmentally friendly - higher CO ₂ emissions			
Northern Ireland		EU Directive 2002/91/EC	51	Northern Ireland		EU Directive 2002/91/EC	18