

ULSTER PROPERTY SALES

UPS

NEWTOWNARDS BRANCH

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NETWORK STRENGTH - LOCAL KNOWLEDGE



**88 MOAT STREET,
DONAGHADEE, BT21 0ED**

OFFERS AROUND £159,950

Located a short walk from Donaghadee Town Centre, this three bedroom semi-detached property is easily accessible to local amenities, schools, the seafront and main arterial routes.

The property has good space throughout and comprises entrance porch, bright hall, kitchen with space for appliances, open plan living/dining room and conservatory.

On the first floor, there are three bedrooms all with built in storage and family bathroom comprising of white suite.

Externally, there is an enclosed rear yard, area in lawn and detached garage with power. The property has oil fired central heating and double glazed windows.

Early viewing is highly recommended for this charming property in a great location.



Key Features

- Spacious Three Bedroom Semi Detached Property Within Walking Distance Of Donaghadee Town Centre, Local Amenities, The Seafront And Main Arterial Routes
- Good Sized Kitchen With Space For Appliances And A Range Of Units
- Family Bathroom Comprising Of White Suite
- Detached Garage, Area In Lawn And Rear Yard
- Open Plan Living/Dining Room With Electric Fire And Through To Conservatory
- Three Well Proportioned Bedrooms, All With Built In Storage
- Oil Fired Central Heating And uPVC Double Glazed Windows
- Will Appeal To A Wide Variety Of People From Investors, To Downsize, To First Time Buyers Alike



Accommodation

Comprises:

Entrance Porch

Tiled floor.

Entrance Hall

Cloakroom space, built in storage, under stair storage.

Kitchen

7'8" x 9'11"

Range of high and low level units, laminate work surfaces, single stainless steel sink with mixer tap and drainer, space for cooker, stainless steel extractor hood, partially tiled walls, space for storage, door through to the conservatory.

Living/Dining Room

24'4" x 10'8"

Electric fire with granite hearth, surround and mantle.

Conservatory

17'4" x 6'3"

Tiled floor, plumbed for washing machine, back to rear garden.

First Floor

Landing

Hot press and storage.

Bedroom 1

12'5" x 9'6"

Double bedroom with built in storage.

Bedroom 2 (rear)

10'4" x 10'0"

Double bedroom with built in storage.

Bedroom 3

7'2" x 9'1"

Built in storage.

Bathroom

White suite comprising panelled bath with mixer tap, shower attachment and shower screen, pedestal wash hand basin with mixer tap, laminate floor, partially tiled walls, low flush w/c.

Garage

12'3" x 19'8"

Bifold doors, power and light.

Outside

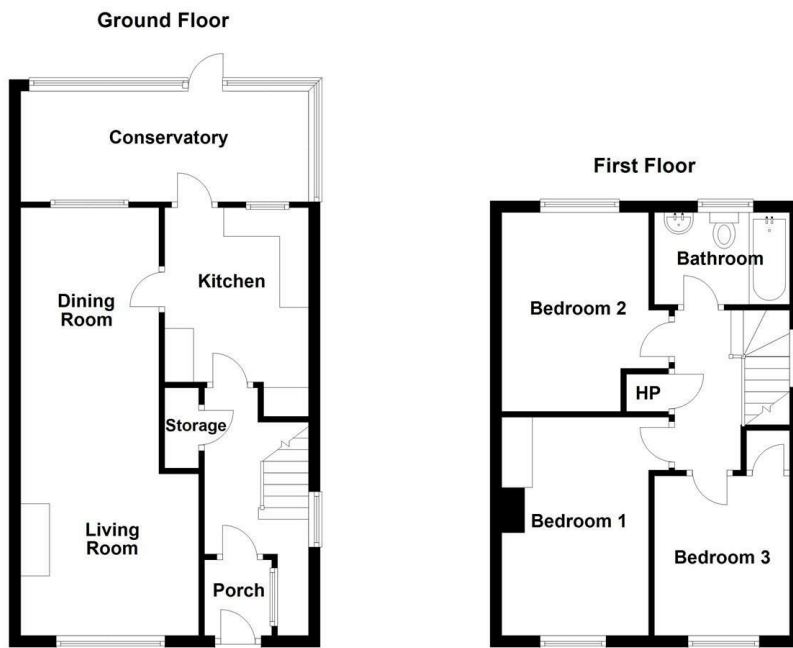
Rear - Concrete yard, oil tank, oil boiler, gate for bin access, area in lawn, outside tap.











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	

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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