

ULSTER PROPERTY SALES

UPS

NEWTOWNARDS BRANCH

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Down, BT23 7HZ

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NETWORK STRENGTH - LOCAL KNOWLEDGE



**152 EAST STREET,
NEWTOWNARDS, BT23 7DD**

OFFERS OVER £104,950



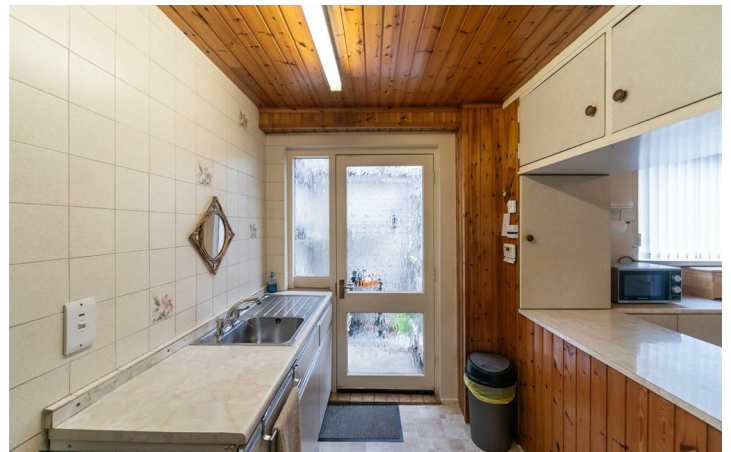
Located in a popular residential area, this three bedroom mid-terrace property in need of some modernisation is easily accessible to Newtownards Town Centre, local amenities, schools and main arterial routes.

The property comprises a living room with an electric fireplace, a kitchen/dining area which leads into a rear hall which is plumbed for a washing machine and has access to an enclosed rear garden. The first floor benefits from three bedrooms, two of which have built in storage and a family bathroom.

Early viewing is recommended to avoid disappointment!

Key Features

- Mid-Terrace Property In Need Of Some Modernisation In Popular Residential Area, Close To Amenities, Schools And Arterial Routes
- Spacious Living Room
- Open Plan Kitchen/Dining Room With Space For Appliances
- Three Bedrooms With Built In Storage
- Family Bathroom Comprising Of White Suite
- Oil Fired Central Heating And Double Glazed Windows
- Fully Enclosed Front Garden And Paved Garden To The Rear With Outhouse
- Early Viewing Recommended, Appealing To Downsize, Investors And First Time Buyers Alike.



Accommodation Comprises:

Hall

Storage under the stairs.

Living Room

13'5" x 10'5"

Electric fireplace with wooden surround and mantle.

Kitchen/Dining

16'7" x 10'5"

Range of high and low level units, laminate work surfaces, single stainless steel sink with mixer tap and drainer, space for cooker, part tiled walls, wood laminate floor, space for dining, door to enclosed rear yard.

Rear Hall

Plumbed for washing machine, door to enclosed rear yard.

First Floor

Landing

Bedroom 1

11'6" x 10'5"

Double bedroom, wood laminate floor, built in storage, hot press.

Bedroom 2

12'2" x 9'0"

Double bedroom, wood laminate floor, built in storage.

Bedroom 3

9'5" x 9'2"

Built in storage, wood laminate floor.

Bathroom

White suite comprising panelled bath with mixer tap, vanity unit with mixer tap and storage, low flush w/c, part tiled walls, part panelled walls and panelled ceiling.

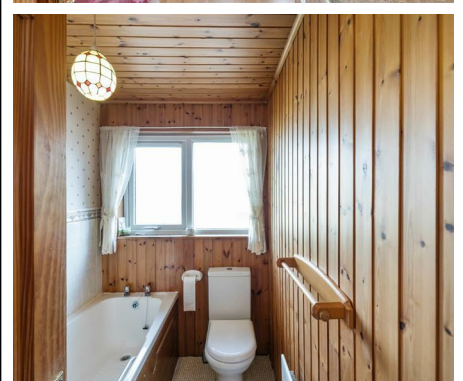
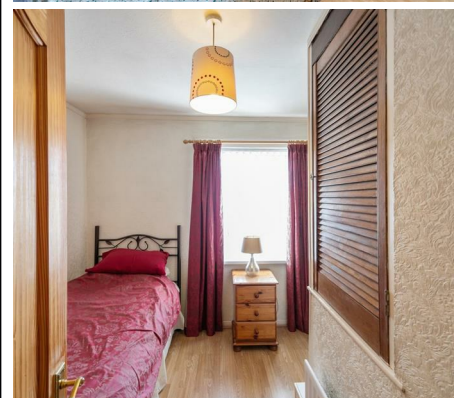
Outside

Front - Fully enclosed, area in patio, beds with mature shrubs, paved walkway to front door.

Rear - Fully enclosed, paved area, outhouse, oil fired boiler, oil storage tank, mature shrubs and hedging, outside tap and light.

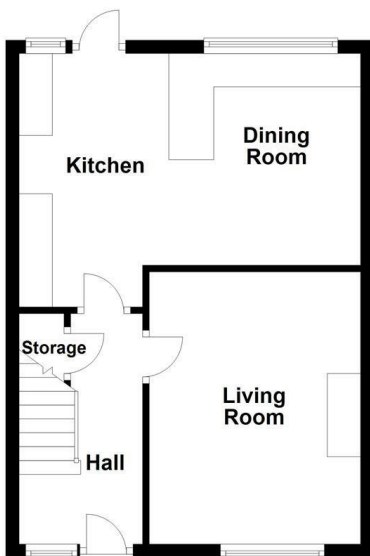
Additional Information

Property in need of electrical upgrading.

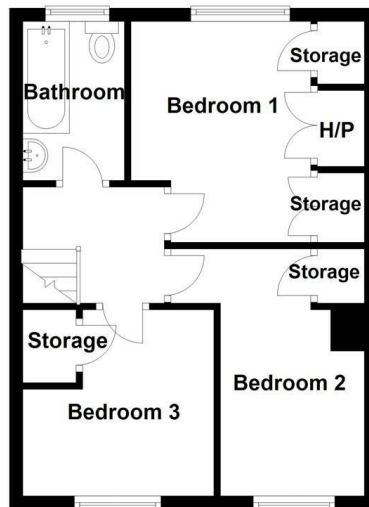




Ground Floor



First Floor



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 misstatement. 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		72	73
(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	

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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