



## 77 Stratheden Heights , Newtownards, BT23 8TD

For growing or blended families, adequate space can be hard to find in a property, especially at an affordable price, so we're excited to introduce you to 77 Stratheden Heights. Starting life as a 3 bedroom semi detached bungalow the property has been extended with a spacious conservatory and benefits from a roof space conversion giving a total of 5 bedrooms, although accommodation is versatile. The first floor bedroom benefits from an ensuite WC whilst the rear ground floor bedroom has a private shower. Reception space comprises a formal lounge, a kitchen and open plan dining area and that lovely conservatory, whilst the bathroom is recently modernised to a high standard. Additionally the property benefits from uPVC double glazing and fascia and Phoenix gas central heating. Externally the property boasts a generous site with gardens to front & rear in lawns with paved patio, generous tarmac driveway and detached garage. It is located in a mature residential area close to local shops and excellent schools.

**Offers Around £185,000**

# 77 Stratheden Heights

, Newtownards, BT23 8TD



- Extended semi detached home
- Kitchen open plan to dining area
- Bedroom 2 with ensuite WC - Bedroom 5 with ensuite shower
- Gardens to front & rear in lawn with paved patio.
- Up to 5 bedrooms
- Luxury bathroom
- Detached garage with large tarmac driveway
- Lounge
- Conservatory
- uPVC double glazing & Fascia - Phoenix gas central heating

## Entrance

## Hallway

## Lounge

13'2x13 (4.01mx3.96m)

## Kitchen

13x9'8 (3.96mx2.95m)

## Dining area

9'9x8 (2.97mx2.44m)

## Conservatory

15'8x11'2 (4.78mx3.40m)

## Bedroom 5

13x10'4 (3.96mx3.15m)

## Shower

4'5x3 (1.35mx0.91m)

## Bathroom

9'8x6 (2.95mx1.83m)

## Bedroom 4

10'4x9'1 (3.15mx2.77m)

## Bedroom 3

10'3x8'4 (3.12mx2.54m)

## First floor landing

## Bedroom 2

13'1x13'1 (3.99mx3.99m)

## Ensuite WC

4'5x4 (1.35mx1.22m)

## Bedroom 1

13'1x13'1 (3.99mx3.99m)

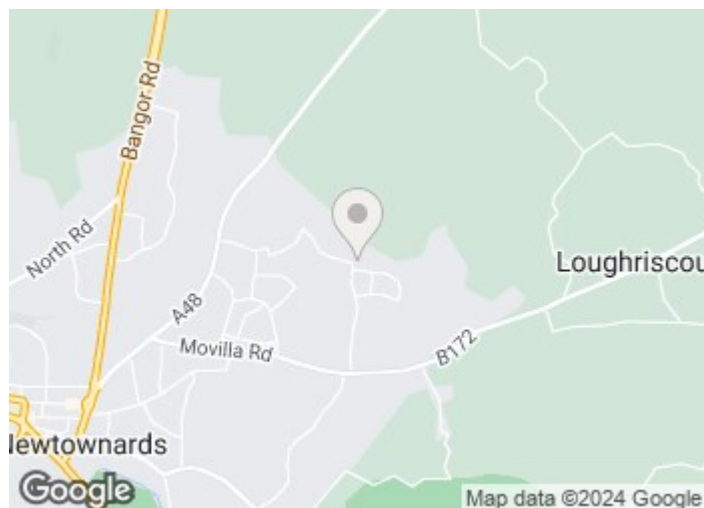
## Garage

16'10x9'5 (5.13mx2.87m)

## Outside

## Tenure

## Property misdescriptions

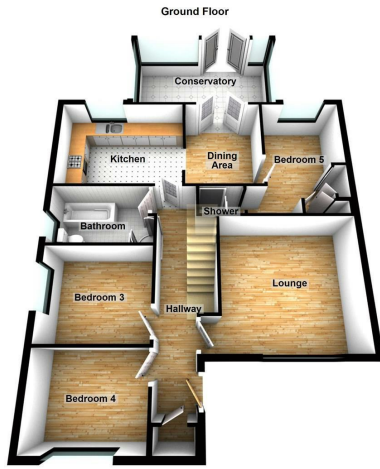


## Directions

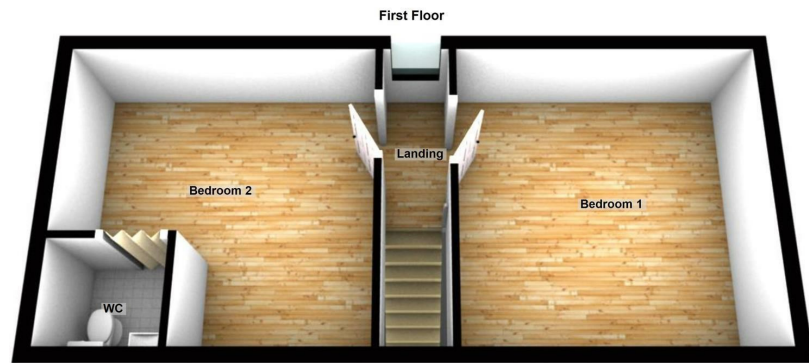
Travelling out of Newtownards along Movilla Road turn left into Stratheden Heights and number 77 is on the right at the end of the road.



# Floor Plan



Images for illustrative purposes only and subject to change. Plans produced using Planity.



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 <sub>2</sub> ) Rating		Current	Potential
Very energy efficient - lower running costs	(92 plus) <b>A</b>			Very environmentally friendly - lower CO <sub>2</sub> emissions	(92 plus) <b>A</b>		
(81-91) <b>B</b>				(81-91) <b>B</b>			
(69-80) <b>C</b>				(69-80) <b>C</b>			
(55-68) <b>D</b>				(55-68) <b>D</b>			
(39-54) <b>E</b>				(39-54) <b>E</b>			
(21-38) <b>F</b>				(21-38) <b>F</b>			
(1-20) <b>G</b>				(1-20) <b>G</b>			
Not energy efficient - higher running costs				Not environmentally friendly - higher CO <sub>2</sub> emissions			
Northern Ireland		EU Directive 2002/91/EC	68	75	Northern Ireland		EU Directive 2002/91/EC