

Tim Martin
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**6 Coronation Crescent
Comber
BT23 5BG**

**Offers Around
£99,950**

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SUMMARY

Situated within walking distance of Comber village, local schools and public transport, this spacious semi detached property is perfect for the first time buyer, young couple or investor.

In need of modernisation, the property comprises of a spacious lounge, kitchen, utility store, two excellent sized bedrooms and bathroom and is fitted with oil fired central heating and uPVC double glazing. Outside, spacious gardens are located to the front and rear with two rear stores providing excellent storage.

Many local amenities are on your doorstep with Newtownards, Dundonald and Belfast all within a convenient commute.

- Semi Detached Property In Need Of Modernisation
- Spacious Lounge
- Fitted Kitchen With Separate Utility Store
- Two Excellent Sized Bedrooms
- Bathroom Fitted With A White Suite
- Oil Fired Central Heating And uPVC Double Glazing
- Enclosed Rear Gardens With Paved Patio Area And Two Stores
- Perfect For First Time Buyer, Young Couple Or Investor
- Within Walking Distance Of Local Shops, Schools And Public Transport
- Convenient Commute To Newtownards And Belfast



Entrance Hall

Glazed upvc entrance door.

Lounge

13'5 x 11'9 (4.09m x 3.58m)

Granite fireplace with matching hearth; open fire; pine fire surround; tv aerial connection point; built-in storage cupboard.

Kitchen

9'5 x 7'10 (maximum measurements) (2.87m x 2.39m (maximum measurements))

Range of laminate high and low level cupboards incorporating single drainer stainless steel sink unit with mono mixer tap; integrated Zanussi electric under oven; Zanussi 4 ring ceramic hob; stainless steel splash back; extractor hood with curved glass over; space for fridge / freezer; space and plumbing for washing machine and dishwasher; formica worktop; tiled floor; under stairs storage cupboard.

Rear Hall

Cloakroom; glazed Upvc door to rear.

Utility / Store

7'10 x 5'0 (2.39m x 1.52m)

Part tiled walls and floor.

First Floor Landing

Bedroom 1

13'7 x 10'0 (maximum measurements) (4.14m x 3.05m (maximum measurements))

Wood laminate floor; built-in bedroom furniture; built-in wardrobe.

Bedroom 2

Bathroom

11'4 x 7'10 (3.45m x 2.39m)

White suite comprising panelled bath; separate shower cubicle with Redring electrical shower with a wall mounted telephone shower attachment; pedestal wash hand basin; close coupled wc; towel radiator; access to roofspace.

Gardens

Front garden laid out in lawn; enclosed rear gardens; paved patio area; pvc oil storage tank.

Store 1

Store 2

With oil fired boiler

Capital / Rateable Value

£77,500. Rates Payable = £708.12 per annum (approximately)






Tenure

Leasehold - 5p if demanded

Viewing

Book appointment through agent



Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			
(81-91) B			
(69-80) C			
(55-68) D			65
(39-54) E		47	
(21-38) F			
(1-20) G			
Not energy efficient - higher running costs			
Northern Ireland		EU Directive 2002/91/EC	

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