

## 7 Cranmore Avenue Newtownards BT23 8JR



**Offers around £149,950**



## Key Features

- Beautifully presented three-bedroom terrace property
- Located within walking distance to Newtownards town centre
- Modernised to a very high level throughout
- Spacious living-area overlooking the rear garden
- Modern kitchen and dining area with wall panelling
- Large utility area
- Three excellent sized bedrooms with built in storage
- Luxury family bathroom
- Beautifully maintained external areas with extensive rear garden
- Gas fired central heating
- UPVC double glazing throughout
- Early viewing recommended



## Summary

“We are delighted to welcome to the market this beautifully modernised, deceptively spacious, three bedroom terraced property. Located within walking distance of Newtownards town centre and all local amenities. This stunning property is presented to a very high standard throughout and leaves the purchaser with nothing to do but to move straight into.

Accommodation to the ground floor comprises of a modern living area overlooking the rear garden with feature electric stove, fully fitted white gloss kitchen with dining area and access to enclosed front yard and utility area.

The first floor offers three excellent sized bedrooms with ample built in storage and modern family bathroom.

Externally the high standards continue as





the property offers a spacious enclosed front yard and newly modernised, beautifully maintained, extensive rear garden with access to a raised patio and decking area for entertaining.

The property also benefits from double glazed windows and doors throughout and gas central heating.

**The property comprises of:**

**Hallway**

3.1m x 2.1m

**Kitchen**

4.6m x 2.7m

**Utility Area**

3.5m x 1.7m

**Livingroom**

5.1m x 3.5m

**Landing**

4.1m x 1.2m

**Bathroom**

2.4m x 1.6m

**Bedroom 1**

3.6m x 3m

**Bedroom 2**

3m x 2.7m

**Bedroom 3**

2.5m x 2.5m



Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C	75 C	75 C
55-68	D		
39-54	E		
21-38	F		
1-20	G		

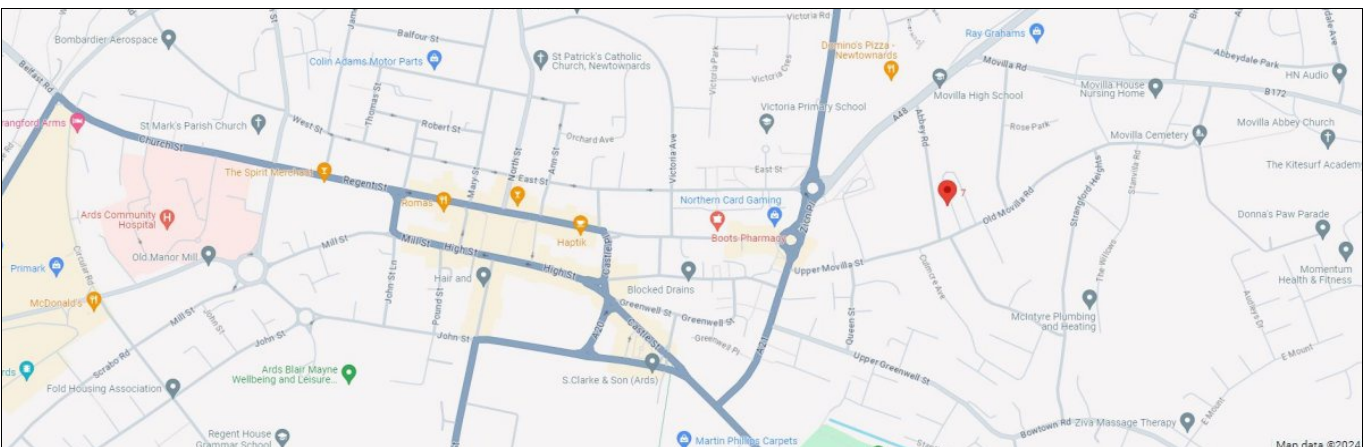


## Lettings and Block Management Department

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## Financial Advice

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