



# 12 LOWER CRESCENT

Comber, BT23 5BU

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*Offers around* **£119,950**



MID-TERRACE | 2  | 1  | 1 

This deceptively spacious mid – terrace house, is located on Lower Crescent in Comber offering excellent convenience to a range of local amenities including shops, restaurants, leisure facilities and local nursery, primary and secondary schools. .

## KEY FEATURES

- Deceptively Spacious Mid Terrace Property Within Striking Distance to an Excellent Range of Local Amenities in Comber Town Centre
- Excellent Sized Lounge with Feature Electric Fire Open Plan to Ample Dining Area
- Kitchen with Access to Covered Rear Porch Area and Rear Garden
- Recently Installed Ground Floor Contemporary Shower Room
- Two Well Proportioned Bedrooms
- Excellent Tiered Rear Garden with Patio Areas and Off Street Car Parking
- Oil Fired Central Heating
- uPVC Double Glazing Throughout
- Excellent Convenience to a Range of Local Amenities and Local Schools
- Good Access to Transport Links and Road Networks for Commuting
- Broadband Speed - Ultrafast



## ROOM DETAILS

### *Ground Floor*

- Entrance Hall
- Lounge  
12'1" x 12'5"
- Dining Area  
7'3" x 14'2"
- Kitchen  
7'10" x 10'11"
- Shower Room

### *First Floor*

- Landing
- Bedroom One  
9'10" x 12'5"
- Bedroom Two  
9'6" x 14'2"

### *Outside*

- Steps to enclosed private tiered garden, patio areas, mature planting including edges, plants and shrubs, sheds, outside water tap, oil tank, boiler house, off street car parking, rear gate



## DIRECTIONS

*From Comber head along Bridge street, turn left onto Darragh Road then right onto Lower Crescent, number 12 will be on your left-hand side*



## THE LOCAL AREA

*Quaint Comber: The 'home of great taste' and famous potatoes! Steeped in rich history, spectacular scenery and fine cuisine, Comber is a number one place to lay your roots.*

*Get on your bike along the Comber Greenway, seven traffic-free miles of the National Cycle Network, taking in Stormont Estate, Scrabo Tower and more.*

ENERGY EFFICIENCY RATING		
Very energy efficient - lower running costs		
	CURRENT	POTENTIAL
92+ <b>A</b>		
81-91 <b>B</b>		
69-80 <b>C</b>		
55-68 <b>D</b>		68
39-54 <b>E</b>		
21-38 <b>F</b>	34	
1-20 <b>G</b>		
NOT energy efficient - higher running costs		

Scan QR Code for more details and to arrange a viewing.



## OUR BRANCHES

B' FAST (028) 9065 3333 H'WOOD (028) 9042 8888 BANGOR (028) 9131 3833 D'DEE (028) 9188 8881 COMBER (028) 9187 1212

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