



OFFERS AROUND

**£175,000**

25 Stonebridge Square  
Newtownards  
BT23 7QU



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**PINKERTONS**

Sales, Lettings and Property Management



## Elegant Three-Bedroom End Townhouse with Scenic Views Over Stonebridge Square

Welcome to this charming three-bedroom end townhouse, offering views over Stonebridge Square. Situated in a popular residential area, just off the Green Road, this well-presented home is perfect for those seeking both comfort and convenience. The property features a delightful back garden, ideal for relaxing or entertaining, and

boasts off-street parking for added ease. Inside, you'll find a spacious kitchen with dining area, perfect for family meals and gatherings, as well as a convenient downstairs toilet. The home is enhanced with upgraded PVC fascia boards and oil-fired central heating, ensuring both style and practicality. Whether you're a first-time buyer or

looking to upgrade, this townhouse provides an inviting and comfortable living space.

Don't miss the opportunity to make this beautiful property your new home. Contact us today to arrange a viewing and discover all that this exceptional townhouse has to offer.



# PROPERTY FEATURES



- Three-Bedroom End Townhouse In A Popular Residential Area
- Bright Living Room With Feature Electric Fireplace
- Modern Kitchen With Range Of Integrated Appliances
- Family Bathroom With Bath & Thermostatic Shower Above
- Large Enclosed Garden - Perfect For Entertaining
- Great Family Home Or First Time Purchase
- Oil Fired Central Heating & Upgraded PVC Fascia Boards
- Gravel Driveway & Off Street Parking For Multiple Vehicles
- Close To Local Amenities And Schools
- Great Transport Routes to Bangor, Belfast & Beyond















## THIS PROPERTY COMPRISES

### Ground Floor

#### Hallway

8'2" x 3'10"

Hardwood door with glass pane, tiled floor.

#### Living Room

15'8" x 12'2"

Feature electric fireplace with wooden surround and tiled hearth, wood laminate floor, recessed spotlights, French double doors leading through to kitchen.

#### Kitchen

15'8" x 12'9"

Modern kitchen with excellent range of low and high level units with granite effect worktops, stainless steel sink with drainer and mixer tap, under counter oven, electric hob with stainless steel extractor fan above, integrated fridge freezer, integrated dishwasher, partly tiled walls, fully tiled floor, recessed spotlights, uPVC door leading to rear garden.

#### Downstairs WC

5'4" x 3'7"

Pedestal wash hand basin with mixer taps, low flush WC, tiled floor.

### First Floor

#### Landing

12'4" x 6'6"

Carpeted, integrated storage, access to roof space.

#### Bedroom 1

16'3" x 8'9"

Carpeted floor, rear view aspect.

#### Bedroom 2

12'2" x 8'9"

Carpeted floor, integrated storage, front view aspect.

#### Bedroom 3

7'9" x 7'5"

Wood laminate floor, front view aspect, recessed spotlights.

#### Bathroom

7'9" x 6'6"

White suite featuring pedestal wash hand basin with mixer tap, low flush WC, bath with glass panel and thermostatic shower, tiled walls, tiled floor, recessed spotlights, extractor fan.

#### Storage

3'6" x 3'0"

#### Outer Front

Border planting, lawn area, stone driveway large enough for multiple vehicles, outside lighting, access gate to rear garden.

#### Outer Rear

Enclosed rear garden laid in lawn, vertical wooden fencing, outdoor lighting, water tap, boiler and oil tank.

#### Directions

Coming out of Bangor following the A21 (Newtownards Road) to Stonebridge Avenue.

Continue on Stonebridge Avenue and turn right onto Stonebridge Square. The property will be located on the left hand side.

#### REQUIRED INFO UNDER TRADING STANDARDS GUIDANCE

Tenancy - Understood to be leasehold.

Rates - Current rates understood to be £959.39

## FLOOR PLANS



Ground Floor



First Floor



### Energy Efficiency Rating

The rating for this property is:

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) <b>A</b>			
(81-91) <b>B</b>			
(69-80) <b>C</b>			
(55-68) <b>D</b>			
(39-54) <b>E</b>			
(21-38) <b>F</b>			
(1-20) <b>G</b>			
Not energy efficient - higher running costs			
		<b>65</b>	<b>73</b>
		EU Directive 2002/91/EC	
<b>Northern Ireland</b>			

\* For your information: The UK average rating is 'E50'.



### DO YOU NEED TO SELL?

If you need to sell to fund your purchase we are pleased to advise our valuations are free. Contact one of our branches today to find out what your home is worth and why you should sell with Pinkertons.

### WILL YOU NEED A MORTGAGE?

If you do speak to our team who will be happy to recommend an independent mortgage broker to help you get the mortgage you need for the house you want.

### LETTINGS & PROPERTY MANAGEMENT

We have the UK's Best Property Management team and Northern Ireland's Best Lettings Department. If you need to let or rent a property you should speak with them first!



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