

Tim Martin
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**74 Dickson Park
Ballygowan
BT23 6JD**

**Offers Around
£139,950**

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SUMMARY

A spacious and beautifully presented end terrace property, perfect for the first time buyer, young couple or family, set within walking distance of Ballygowan village, local primary school and public transport.

The property is fitted with oil fired central heating and uPVC double glazing and comprises of a spacious lounge, modern fitted kitchen with an excellent range of integrated appliances and casual dining area, three bedrooms and shower room. Outside, gardens to the front and side are laid out in lawn, whilst an enclosed rear garden provides easy maintenance and excellent entertaining space.

The surrounding towns of Comber, Killinchy and Newtownards are all within a convenient commute as too are Belfast city centre, Ulster Hospital and George Best Belfast City airport.

FEATURES

- Well Presented End Terrace Property Set Within Walking Distance Of Ballygowan Village
- Spacious Lounge
- Modern Fitted Kitchen With Integrated Appliances And Casual Dining Area
- Three Excellent Sized Bedrooms
- Shower Room With White Suite
- Oil Fired Central Heating And uPVC Double Glazing, Fascia And Soffit
- Gardens To The Front And Side Laid Out In Lawn
- Enclosed Rear Garden With Sheds (1 Plumbed For Washing Machine)
- Perfect For The First Time Buyer, Young Couple Or Family
- Close To Many Local Amenities, Public Transport And Primary School

Entrance Hall

Pvc composite entrance door; wood laminate floor.

Lounge

13'5 x 12'11 (maximum measurements) (4.09m x 3.94m (maximum measurements))

Modern fireplace with electric stove; tv aerial connection point.

Kitchen

16'4 x 9'5 (4.98m x 2.87m)

Excellent range of modern wood laminate high and low level cupboards and drawers incorporating 1½ tub stainless steel sink unit with mixer tap; integrated Hotpoint electric under oven with 4 ring gas hob; extractor hood over; Indesit dish / washer; Indesit fridge; Caple microwave; wood laminate worktops; glazed upvc door to rear; recessed spotlights.

First Floor / Landing

Access to roofspace (via slingsby type ladder)

Bedroom 1

15'6 x 8'8 (4.72m x 2.64m)

Built-in storage cupboard; Hotpress with copper cylinder.

Bedroom 2

11'0 x 7'5 (maximum measurements) (3.35m x 2.26m (maximum measurements))

Bedroom 3

9'11 x 7'8 (3.02m x 2.34m)

Shower Room

6'1 x 5'6 (1.85m x 1.68m)

Modern white suite comprising separate shower cubicle with Triton ivory shower unit and wall mounted telephone shower attachment; fitted sliding shower door; pedestal wash hand basin.

Outside

Front and side gardens laid out in lawn; enclosed rear gardens; access to rear parking area; side access; outside light and water tap; pvc oil storage tank; enclosed oil fired boiler.

Shed

7'9 x 5'8 (2.36m x 1.73m)

Light and power points; space and plumbing for washing machine; formica worktop.

Shed

7'9 x 5'9 (2.36m x 1.75m)

Capital Rateable Value

£75,000. Rates Payable = £685.28 per annum (approx)

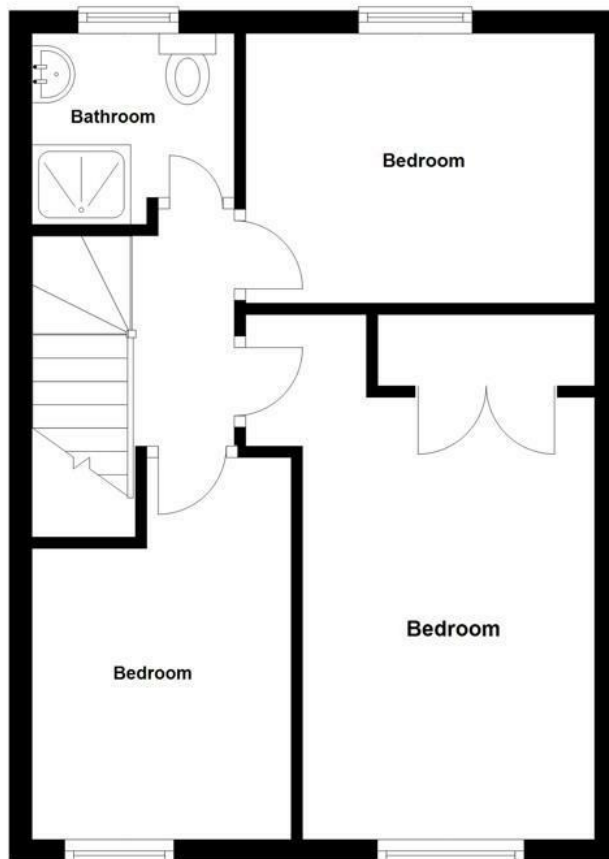
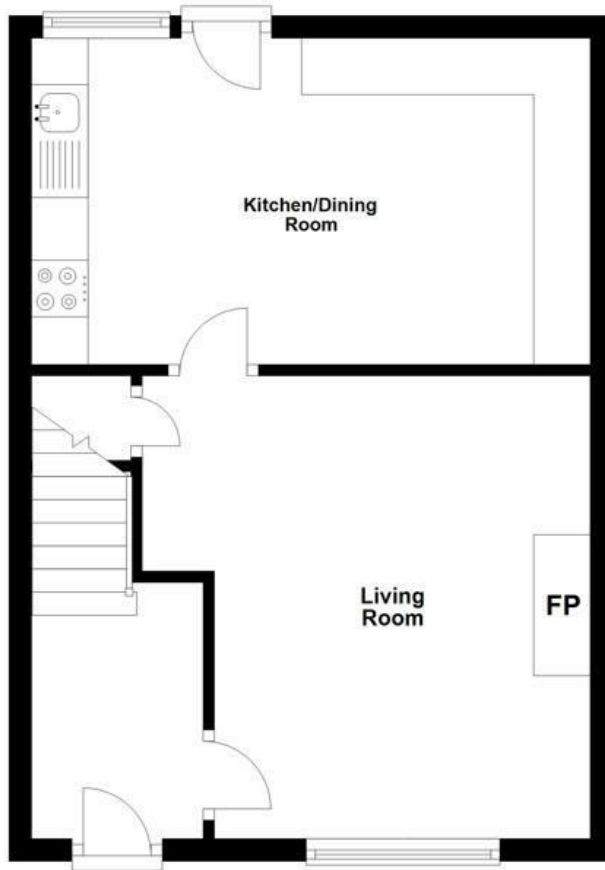
Tenure

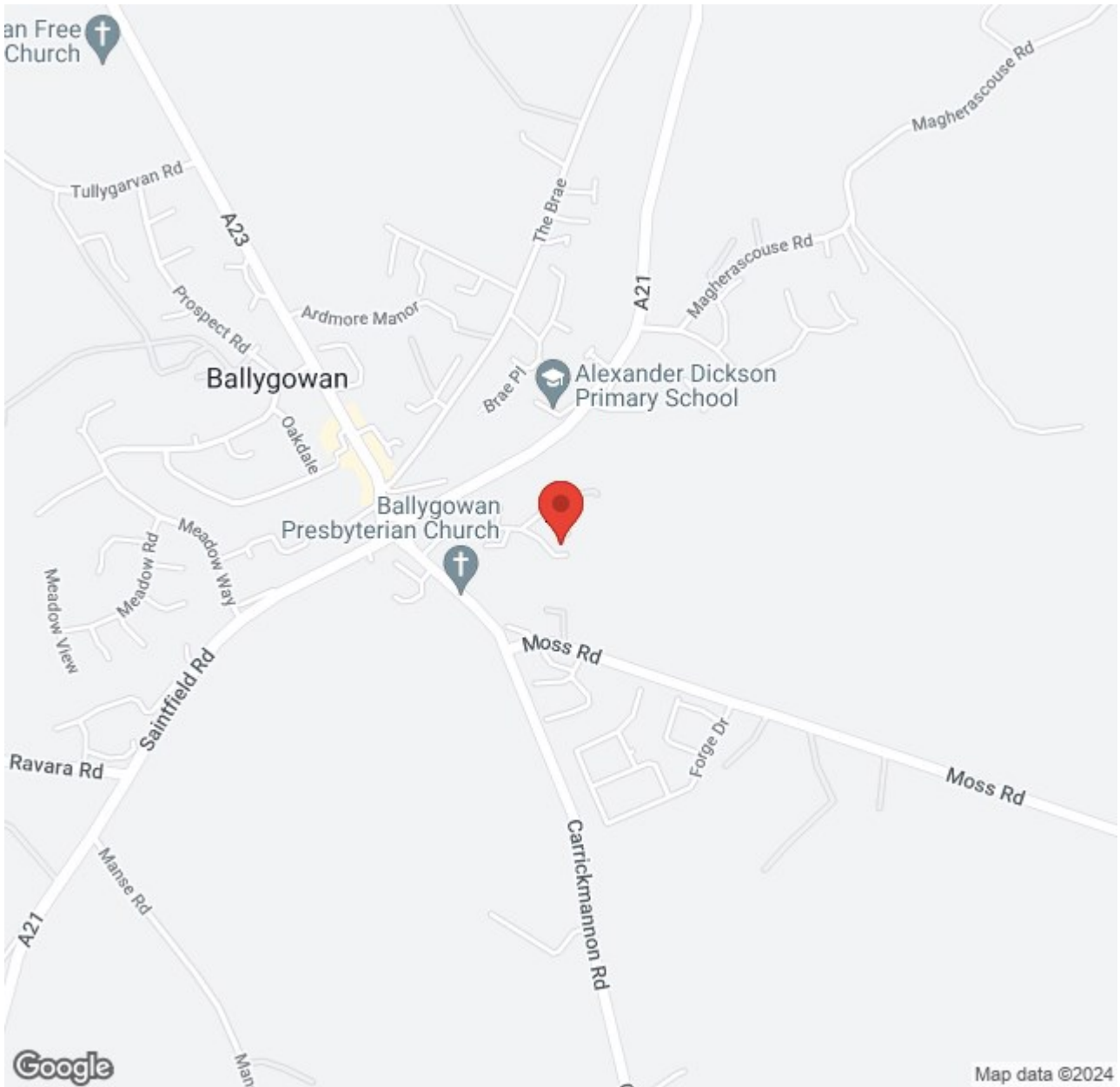
Freehold











Map data ©2024



Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			
(81-91) B			
(69-80) C		69	70
(55-68) D			
(39-54) E			
(21-38) F			
(1-20) G			
Not energy efficient - higher running costs			

Comber
 27 Castle Street, Comber, BT23 5DY
 T 028 91 8789596

Saintfield
 1B Main Street, Saintfield, BT24 7AA
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