



## 22 PARK CRESCENT

Comber, BT23 5AS

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*Offers around* **£140,000**



MID-TERRACE | 3  | 1  | 1 

Nestled in the heart of Comber town centre in the sought-after development of Park Crescent, this beautifully presented mid terrace property offers both comfort and convenience in equal measure. Finished to a high standard throughout, this property combines modern living with generous outdoor space

## KEY FEATURES

- Mid Terrace Property Located In The Heart Of Comber Town Centre
- Finished To a High Standard Throughout – Perfect For Many Different Purchasers
- Bright and Spacious Family Room With Feature Fireplace
- Fully Fitted Kitchen With Many Integrated Appliances and Large Larder
- Modern Downstairs Family Shower Room
- Three Well Proportioned Bedroom, Principal Offering Excellent Storage Facilities
- Lean To With Sitting Area, Utility Area and Storage
- Front Garden Laid in Lawn
- Fully Enclosed Generous Sized Rear Garden With Lawn and Decked Area Ideal For Outdoor Entertaining, Young Children or Pets Alike
- Small Private Courtyard
- Oil Fired Central Heating / uPVC Double Glazing Throughout
- Broadband Speed – Ultra Fast



## ROOM DETAILS

### *Ground Floor*

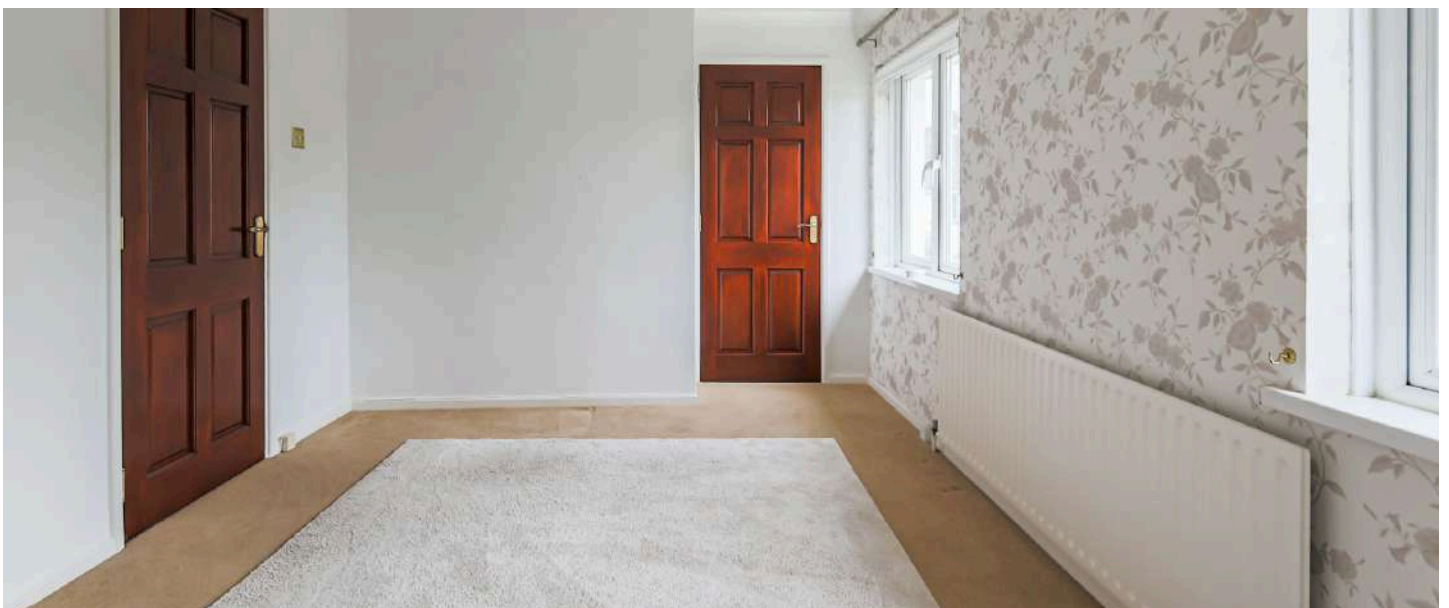
- Reception Porch
- Lounge  
12'5" x 14'3"
- Kitchen  
7'12" x 8'8"
- Shower Room  
7'12" x 5'3"
- Lean to covered seating area or storage  
6'11" x 10'8"
- Garden Store  
6'8" x 7'5"

### *First Floor*

- Landing
- Bedroom One  
9'10" x 14'3"
- Bedroom Two  
10'8" x 8'10"
- Bedroom Three  
7'3" x 9'
- Roof Space accessed via aluminium sliding ladder, insulated and floored, electric light, suitable for conversion subject to usual approvals. .

### *Outside*

- Well tended front gardens laid in lawns with pebbled flowerbeds and shrubs, paved patio area to rear with gas connection for hob and water tap, enclosed rear gardens, laid in lawns with timber decking, garden shed and storage shed, paved patio areas and flowerbeds, oil storage tank, southerly aspect.





## DIRECTIONS

*Travelling from Comber Square on Killinchy Street, turn left onto Park Way. Take the third left turn onto Park Crescent and follow the road until the end. Number 22 will be located in front of you.*



## 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.*



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



## OUR BRANCHES

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