



## 17 Scrabo Road , Newtownards, BT23 4NW

Located in one of Newtownards' best regarded town centre residential locations, 17 Scrabo Road is an extended terraced home that would make an enviable first home or buy to let investment purchase.

The property offers 3 first floor bedrooms, whilst the ground floor includes a lounge, with feature multi fuel stove, a kitchen/diner and a recently modernised, luxury bathroom, with both bath and separate shower cubicle. It benefits from uPVC double glazing & Phoenix gas central heating.

Externally there is a charming garden to the rear, in lawn with timber summer house, and a pebbled, off street parking area plus enclosed patio to the front.

There is room for a little bit of cosmetic refreshing to the property, primarily floor coverings, but this a property that offers a great deal at an excellent price.

Internal viewing is highly recommended.

**Offers Around £115,000**

# 17 Scrabo Road

, Newtownards, BT23 4NW



- Extended mid terrace home
- Kitchen with dining area
- Generous garden to rear with paved patio to front
- Popular location close to Ards town centre, local shops & schools
- 3 bedrooms
- Modern ground floor bathroom
- uPVC double glazing
- Lounge with multi fuel stove
- Off street parking to front
- Phoenix gas central heating

## Entrance

## Lounge

16x11'6 (4.88mx3.51m)

## Kitchen/diner

15'2x9'7 (4.62mx2.92m)

## Rear hallway

6'1x4'6 (1.85mx1.37m)

## Bathroom

10'3x5'11 (3.12mx1.80m)

## Landing

## Bedroom 1

16x8'8 (4.88mx2.64m)

## Bedroom 2

10x7'9 (3.05mx2.36m)

## Bedroom 3

7'10x7 (2.39mx2.13m)

## Outside

## Tenure

## Property misdescriptions

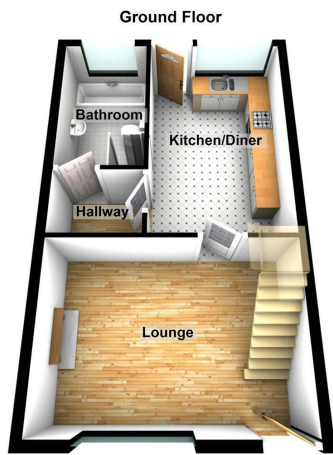


## Directions

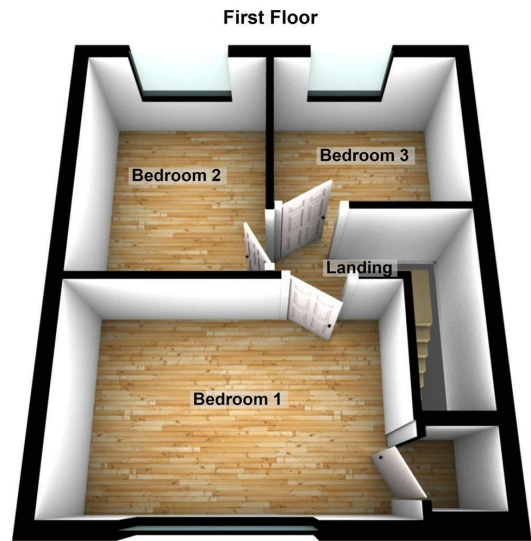
Scrabo Road runs from the junction at Circular Road, The Model Primary school, to Blair Mayne Road South.



# Floor Plan



Images for illustrative purposes only and subject to change.  
Plan produced using PlanUp.



These particulars, whilst believed to be accurate are set out as a general outline only for guidance and do not constitute any part of an offer or contract. Intending purchasers should not rely on them as statements of representation of fact, but must satisfy themselves by inspection or otherwise as to their accuracy. No person in this firm's employment has the authority to make or give any representation or warranty in respect of the property.

Energy Efficiency Rating		Current	Potential	Environmental Impact (CO <sub>2</sub> ) Rating		Current	Potential
Very energy efficient - lower running costs	(92 plus) <b>A</b>			Very environmentally friendly - lower CO <sub>2</sub> emissions	(92 plus) <b>A</b>		
(81-91) <b>B</b>				(81-91) <b>B</b>			
(69-80) <b>C</b>				(69-80) <b>C</b>			
(55-68) <b>D</b>				(55-68) <b>D</b>			
(39-54) <b>E</b>				(39-54) <b>E</b>			
(21-38) <b>F</b>				(21-38) <b>F</b>			
(1-20) <b>G</b>				(1-20) <b>G</b>			
Not energy efficient - higher running costs				Not environmentally friendly - higher CO <sub>2</sub> emissions			
<b>Northern Ireland</b>		69	69	<b>Northern Ireland</b>			
	EU Directive 2002/91/EC				EU Directive 2002/91/EC		