

Tim Martin
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**4 Linley Drive
Comber
BT23 5DB**

**Offers Around
£135,000**

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SUMMARY

A well presented mid terrace property, perfect for the first time buyer, young couple or family, situated within walking distance of Comber village and many local amenities including the local primary and secondary school and public transport.

The property is fitted with gas fired central heating and uPVC double glazing and enjoys beautifully appointed accommodation throughout comprising of a spacious lounge, fitted kitchen with casual dining area, three excellent sized bedrooms and bathroom, fitted with a modern white suite.

Outside, easily maintained gardens are located to the front and rear.

An excellent road network and public transport service allow for a convenient commute to Newtownards, Dundonald and Belfast city centre, whilst The Ulster Hospital and George Best Belfast City Airport are easily accessible.

FEATURES

- Well Presented Mid Terrace Property
- Three Excellent Sized Bedrooms
- Spacious Lounge
- Fitted Kitchen With Casual Dining Area
- Bathroom Fitted With A Modern White Suite
- Gas Fired Central Heating And uPVC Double Glazing
- Easily Maintained Front And Rear Gardens
- Perfect For The First Time Buyer, Young Couple Or Family
- Within Walking Distance Of Comber Village, Local Schools And Public Transport
- Convenient Commute To Belfast City Centre

Entrance Hall

uPVC entrance door; tiled floor.

Lounge

14'7 x 13'8 (maximum measurements) (4.45m x 4.17m (maximum measurements))

Electric fire with modern fire surround.

Kitchen

12'7 x 9'10 (3.84m x 3.00m)

Good range of painted high and low level cupboards and drawers incorporating; single drainer stainless steel sink unit with chrome mixer taps; space for electric cooker; space and plumbing for washing machine and tumble dryer; space for fridge / freezer; wooden worktops; tiled splash back; tiled floor.

Rear Hall

13'3 x 4'9 (4.04m x 1.45m)

Glazed uPVC door to rear

First Floor Landing

Access to roof space (via slingsby type ladder; floored; gas fired boiler); hotpress.

Bedroom 1

11'8 x 8'10 (3.56m x 2.69m)

Built in storage cupboard.

Bedroom 2

8'9 x 8'8 (2.67m x 2.64m)

Built in storage cupboard.

Bedroom 3

11'5 x 9'5 (3.48m x 2.87m)

Built in storage cupboard.

Bathroom

6'1 x 5'5 (1.85m x 1.65m)

Modern white suite comprising tiled panelled bath with raised mixer tap and telephone shower attachment; pedestal wash hand basin; low flush wc; part tiled walls; tiled floor.

Outside

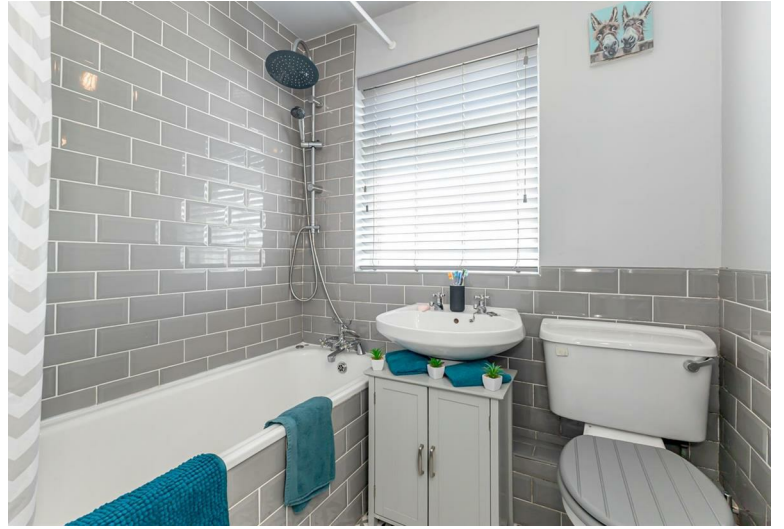
Front gardens laid out in lawns; enclosed rear garden laid out in decorative gravel; outside light and water tap.

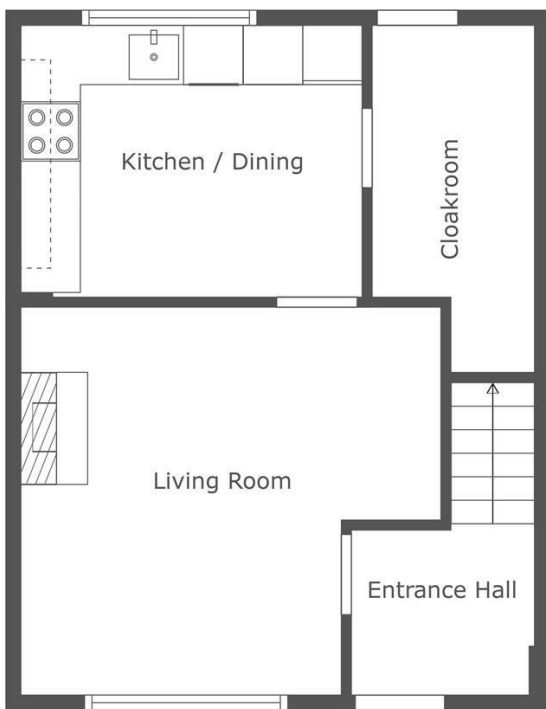
Capital / Rateable Value



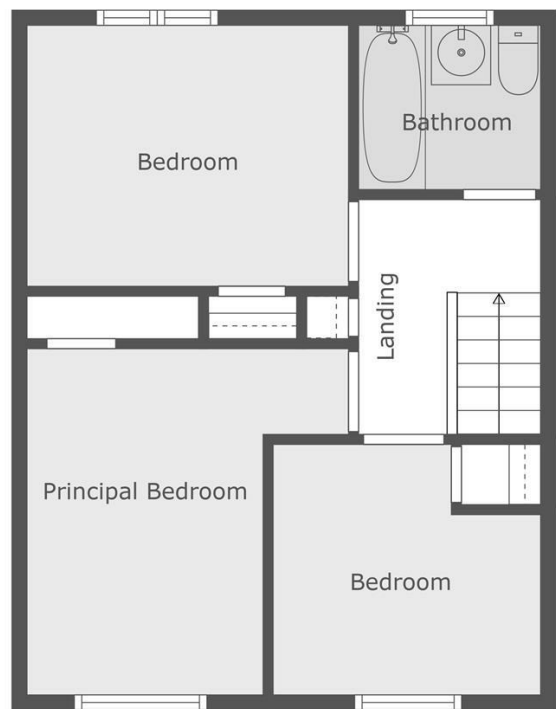




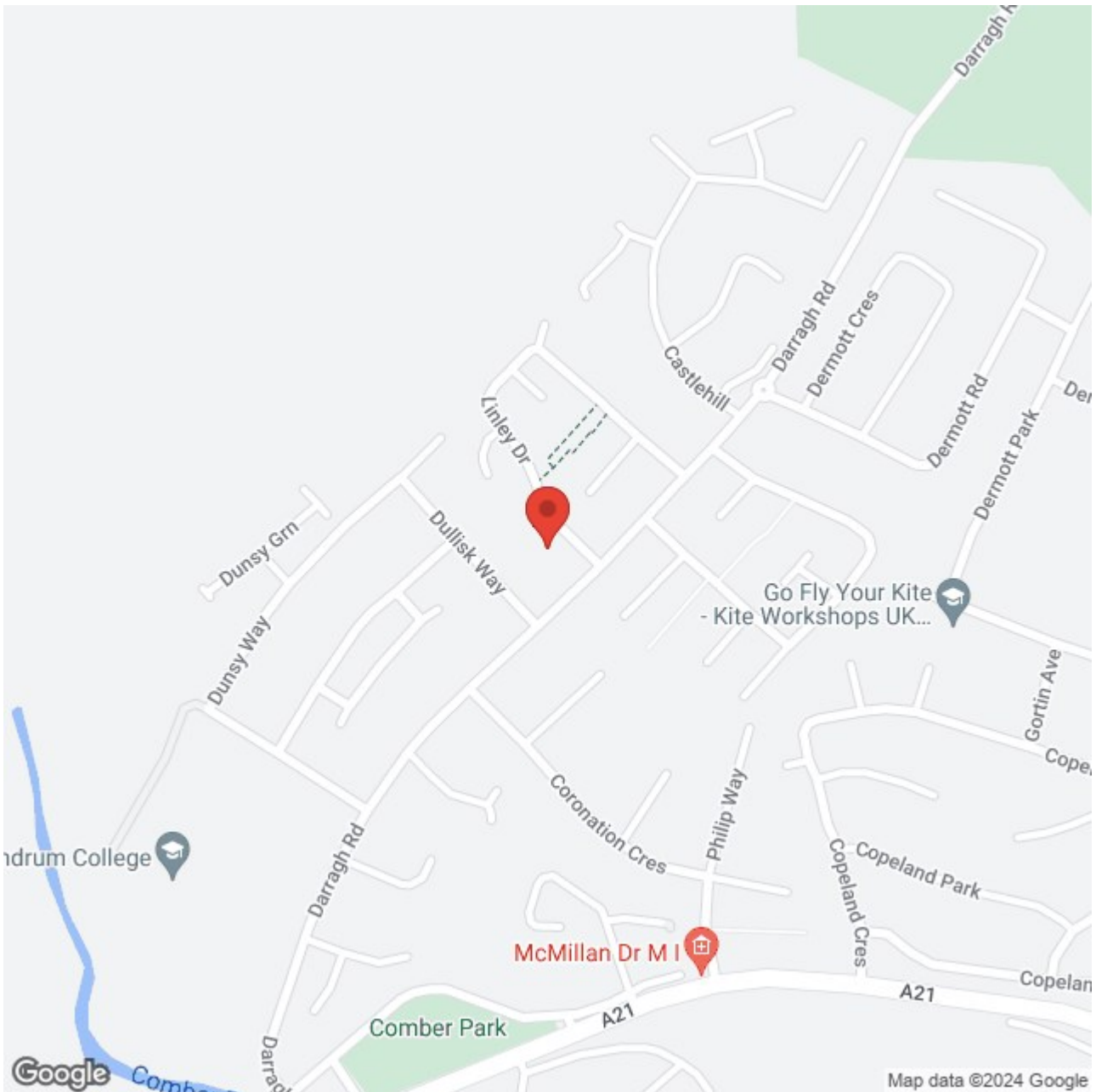




Floor 1



Floor 2



Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			
(81-91) B			
(69-80) C			
(55-68) D		63	71
(39-54) E			
(21-38) F			
(1-20) G			
Not energy efficient - higher running costs			

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 7AA
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