



ASKING PRICE

**£96,500**

27 Whitethorn Avenue  
Newtownards  
BT23 8WT



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**PINKERTONS**

Sales, Lettings and Property Management



# Charming Two-Bedroom Starter Home or An Ideal Investment with Excellent Rental Yield in Newtownards

Nestled just off the Movilla Road in Newtownards, this charming two bedroom starter home presents an unparalleled opportunity for first time buyers and savvy investors alike. The property boasts a pebbled driveway and a delightful side garden, offering a serene and welcoming exterior. Inside, the open plan living and kitchen area creates a

perfect space for both relaxation and entertaining.

Upstairs, you will find two bedrooms and a well appointed bathroom featuring a shower over the bath, ensuring comfort and convenience. The home is equipped with oil fired central heating and double glazed windows, providing warmth and

energy efficiency throughout the year.

As a chain-free purchase, this property promises a smooth and swift transaction. With its high rental yield potential, this home is not just a residence but a lucrative investment waiting to be seized.



# PROPERTY FEATURES



## THIS PROPERTY COMPRISES

### Ground Floor

#### Living Room/Kitchen

16'8" x 16'5"

Hardwood front door leading into living room area, carpeted.

Kitchen area has a range of low and high units, laminate worktops, stainless steel sink with drainer and mixer tap, integrated oven with electric hob and extractor fan, space for under counter fridge, space for washing machine, tiled floor, partly tiled walls.

### First Floor

#### Bedroom 1

12'9" x 9'2"

Carpeted floor, integrated storage, front view aspect

#### Storage

3'1" x 2'6"

#### Bedroom 2

9'8" x 7'1"

Carpeted floor, front view aspect.

#### Bathroom

6'2" x 6'0"

White suite comprising of panelled bath with glass shower screen and electric shower, pedestal wash hand basin, low flush WC, vinyl floor, extractor fan.

#### Outside

Lawn area, boundary planting, gravel driveway, oil tank, outdoor lighting, access to outdoor storage.

#### Directions

Just off Abbot Drive.

#### REQUIRED INFO UNDER TRADING STANDARDS GUIDANCE

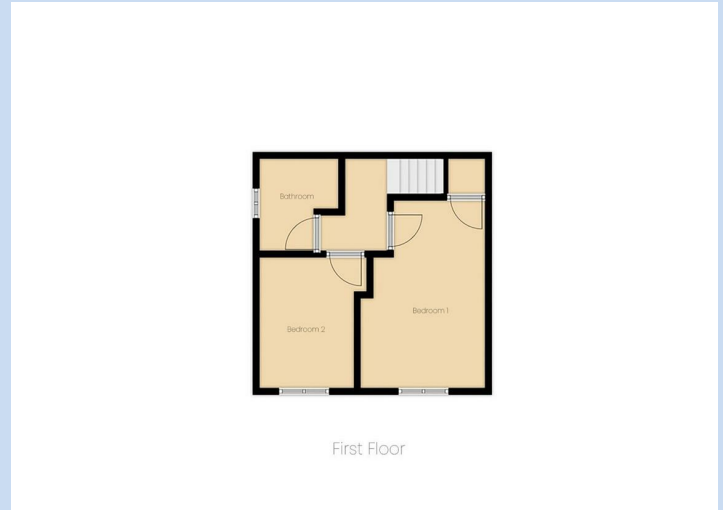
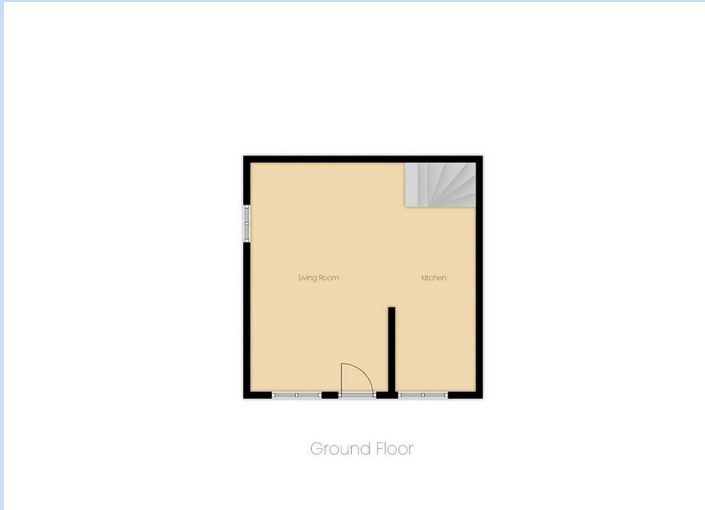
Tenure - Understood to be leasehold

Rates - Current rates understood to be £730.96 per annum

- Charming Home  
Nestled Off The  
Movilla Road,  
Newtownards
- Open Plan Kitchen  
and Living Room
- Family Bathroom  
With Bath & Shower  
Attachment
- Two Bedrooms, One  
With Built In Storage
- Enclosed Side  
Garden & Pebbled  
Driveway
- Great First Home Or  
Investment Property
- Chain Free
- Oil Fired Central  
Heating & uPVC  
Double Glazed  
Windows
- Close Proximity To  
Local Amenities
- Great Transport  
Routes To Bangor,  
Belfast & Beyond



## FLOOR PLANS



### 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>		<b>76</b>	<b>77</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>Northern Ireland</b>		EU Directive 2002/91/EC	

\* 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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