

ULSTER PROPERTY SALES

UPS

RENTALS - NEWTOWNARDS

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NETWORK STRENGTH - LOCAL KNOWLEDGE



**22 AUSTER PARK,
NEWTOWNARDS, BT23 4RW**

£775 PER MONTH



Located at the base of a cul-de-sac, this recently renovated three bedroom end terrace property is a short distance from Newtownards Town Centre, local amenities, schools and main arterial routes to Bangor, Belfast and further afield.

The property offers a spacious living room, kitchen with space for appliances and dining area, rear hall with built in storage and back door to enclosed rear garden.

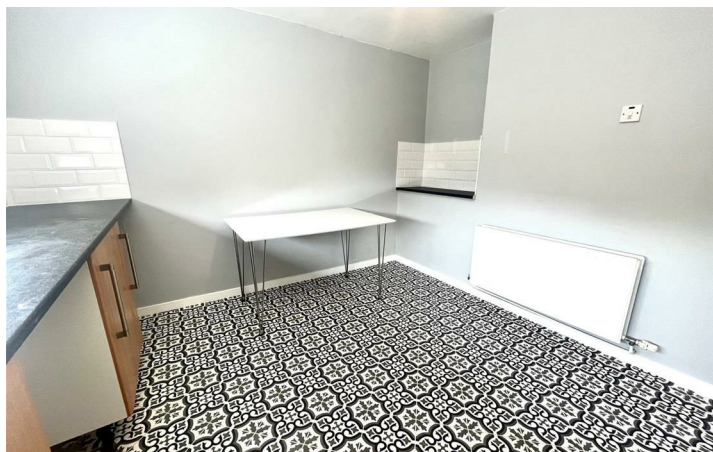
On the first floor, there are three bedrooms with built in storage and a family shower room comprising of white suite. The property has gas fired central heating and uPVC double glazed windows. Externally there are fully enclosed front and rear gardens, with off street parking to the rear of the property.

Early viewing is highly recommended!



Key Features

- Good Size Three Bedroom End Terrace Property
- Spacious Kitchen Plumbed And Space For Appliances
- Three Bedrooms With Built In Storage
- Shower Room Comprising Of White Suite
- Fully Enclosed Front And Rear Garden, With Parking To The Rear Of The Property
- Gas Fired Central Heating And uPVC Double Glazed Windows.
- Recently Renovated To A High Standard Throughout Home
- Early Viewing Recommended



Acomondation Comprises;

Entrance Hall

Wood laminate floor.

Living Room

13'10" x 12'11"

Wood laminate floor.

Kitchen

11'10" x 10'2"

Range of high and low level units with laminate work surfaces, single stainless steel sink with mixer tap and drainer, plumbed for washing machine, space for cooker, integrated extractor fan, part tiled walls and tiled floor.

Rear Hall

Under stair storage, tiled floor, built in cupboards, enclosed gas fired boiler, back door to enclosed rear garden.

First Floor

Landing

Built in storage.

Bedroom 1

10'10" x 10'4"

Double bedroom with built in storage.

Bedroom 2

12'0" x 8'9"

Double bedroom with built in storage.

Bedroom 3

8'3" x 9'0"

Built in storage.

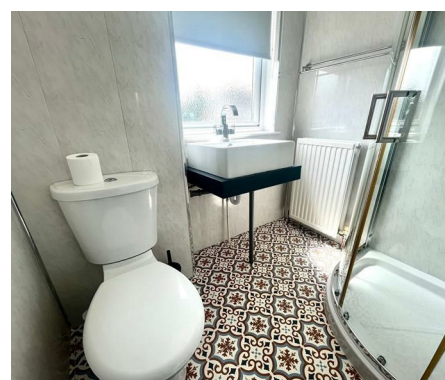
Shower Room

White suite comprising corner shower enclosure, wall mounted overhead shower, sliding glass doors, wall mounted wash hand basin with mixer taps, low flush w/c, panelled walls and extractor fan.

Outside

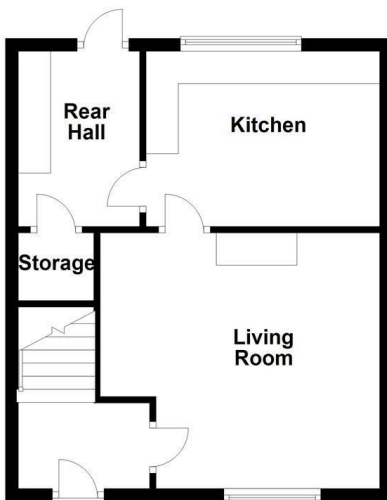
Front - Fully enclosed, area in lawn, paved walkway, area in mature shrubs and hedging.

Rear - Fully enclosed, rear access with space for off street parking, fully paved, space for storage, access for bins, outside tap and light.

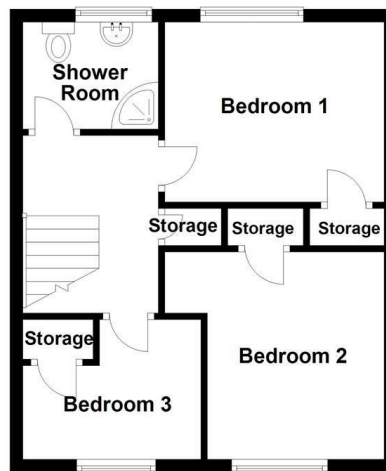




Ground Floor



First Floor



Whilst every attempt has been made to ensure the accuracy of the floor plan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.

Plan produced using PlanUp.

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

22 Auster Park, Newtownards

Questions you may have. Which mortgage would suit me best?

How much deposit will I need? What are my monthly repayments going to be?

To answer these and other mortgage related questions contact our mortgage advisor on 02890471515.

Your home may be repossessed if you do not keep up repayments on your mortgage.

We DO NOT charge for initial mortgage consultations. We may charge a fee on completion depending on circumstances. Our typical fee is £250, however, please confirm with Mortgage Consultant at time of appointment.

Please note that we have not tested the services or systems in this property. Purchasers should make/commission their own inspections if they feel it is necessary.

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