

ULSTER PROPERTY SALES

**UPS**

**NEWTOWNARDS BRANCH**

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NETWORK STRENGTH - LOCAL KNOWLEDGE



**38 VICTORIA AVENUE,  
NEWTOWNARDS, BT23 7ED**

**OFFERS AROUND £179,950**

A deceptively spacious terrace house on the much sought after Victoria Avenue, within walking distance to Newtownards town centre and it's vast range of amenities, an excellent property which offers convenience and comfort in one package.

The accommodation comprises of a bright and spacious entrance hall leading to lounge, kitchen, and separate snug, all finished with wood laminate flooring. The lounge further boasts an electric fire with attractive surround. The kitchen offers a generous range of units, laminate worktops, and partly tiled walls. The kitchen further benefits from an integrated fridge freezer, built-in microwave, integrated dishwasher and built-in storage units.

Overall the accommodation includes four bedrooms; the first floor offering two bedrooms and family bathroom comprising modern white suite with free standing Windsor bath and separate corner shower cubicle, large built-in storage cupboard and wood laminate flooring. The second floor includes the further two bedrooms, one with built-in storage. Further benefits include gas fired central heating and uPVC double glazed windows.

The outside provides generous space and has the added bonus of a decked terrace off the kitchen, offering stunning views over Newtownards. An enclosed rear garden with paving leading to garden area laid in lawn. Other benefits include a stone outhouse/utility to the rear with sink and low flush w.c. View now to avoid disappointment.



## Key Features

- Mid Terrace Property In Popular Location Close To The Town Centre
- Modern Fitted Kitchen Offering Access To A Decked Roof Terrace
- Bathroom Suite With Corner Shower & Free Standing Windsor Bath
- Enclosed Rear Garden With Separate Patio And Decking Areas
- Two Separate Receptions Rooms, One With Access To Rear Garden
- Four Bedrooms Across Two Floors, One With Built-In Storage
- Gas Fired Central Heating System And uPVC Double Glazed Windows
- Convenient Location Close To A Range Of Local Amenities



### Accommodation

#### Comprises:

#### Entrance Hall

Wood laminate flooring, under stair storage.

#### Lounge

9'11" x 13'7"

Electric fire with surround.

#### Kitchen

10'2" x 12'8"

Range of high and low level units, laminate work surfaces, sink unit with mixer tap and drainer, part tiled walls, integrated appliances to include; fridge/freezer, microwave and dishwasher, space for oven, stainless steel extractor fan and hood, built-in storage, laminate flooring.

#### Snug

8'9" x 9'5"

Wood laminate flooring, access to rear garden.

#### First Floor

#### Landing

#### Bathroom

White suite comprising low flush w.c., semi pedestal wash hand basin, tiled splashback, corner tiled shower enclosure, overhead electric shower, sliding shower doors, free standing Windsor bath with mixer taps and handheld shower, built in storage cupboard, vinyl flooring.

#### Bedroom 3

11'9" x 12'6"

Double bedroom.

#### Bedroom 4

6'9" x 8'9"

#### Second Floor

#### Bedroom 1

10'10" x 19'3"

Double bedroom, recessed spotlights.

#### Bedroom 2

9'10" x 12'8"

Built in storage.

#### Outside

Rear: Outhouse with w.c., lawn with mature trees, plants and shrubs, decked entertaining area with beautiful views across Newtownards, separate paved area, outside tap, outside light, fully enclosed and private site.



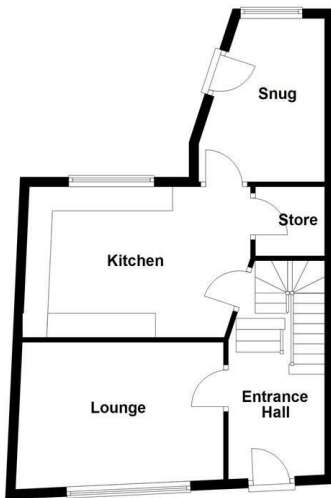




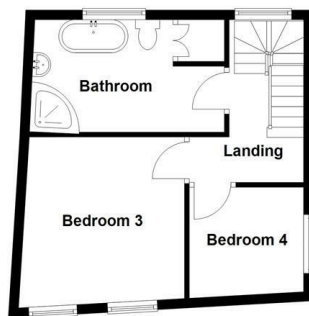




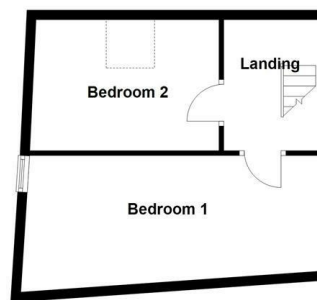
Ground Floor



First Floor



Second 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 PlanItUp.

38 Victoria Avenue

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		50	65
(21-38) F			
(1-20) G			
Not energy efficient - higher running costs			
Northern Ireland		EU Directive 2002/91/EC	

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 028 91811444.

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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