



45 Victoria Avenue , Newtownards, BT23 7EB

Located in one of Newtownards most historic streets and boasting period features, this mid terrace property offers an excellent base form which to create a home with character and practicality.

The property offers 3 bedrooms, 2 on the first floor plus a converted attic room with permanent staircase, and a large family bathroom plus separate WC on the middle floor. The ground floor comprises two open plan reception rooms plus a kitchen, which is open plan to a useful conservatory. Externally there is a modest garden to the front and a great town garden to the rear with paved patio and timber deck, arranged to catch the sun throughout the day, plus an artificial grass area, ideal for kids or pets.

The property benefits from uPVC double glazing & Phoenix gas central heating and, whilst it would benefit from some TLC, there is no doubt that it offers great space and real potential to a discerning buyer.

Offers Around £149,950

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, Newtownards, BT23 7EB



- Period style terraced home
- Kitchen with conservatory
- uPVC double glazing
- 3 bedrooms over 3 floors
- Bathroom + WC
- Phoenix gas central heating
- Lounge open plan to dining room
- Gardens to front & rear
- Popular town centre location

Entrance

Porch

3'7x3'5 (1.09mx1.04m)

Entrance hall

Lounge

11'11x11'5 (3.63mx3.48m)

Dining room

11'5x11'4 (3.48mx3.45m)

Kitchen

11x9'11 (3.35mx3.02m)

Conservatory

14x9'9 (4.27mx2.97m)

First landing

Bathroom

10x7'7 (3.05mx2.31m)

WC

3'2x3 (0.97mx0.91m)

2nd Landing

Bedroom 1

15'6x12'7 (4.72mx3.84m)

Bedroom 2

10x8'7 (3.05mx2.62m)

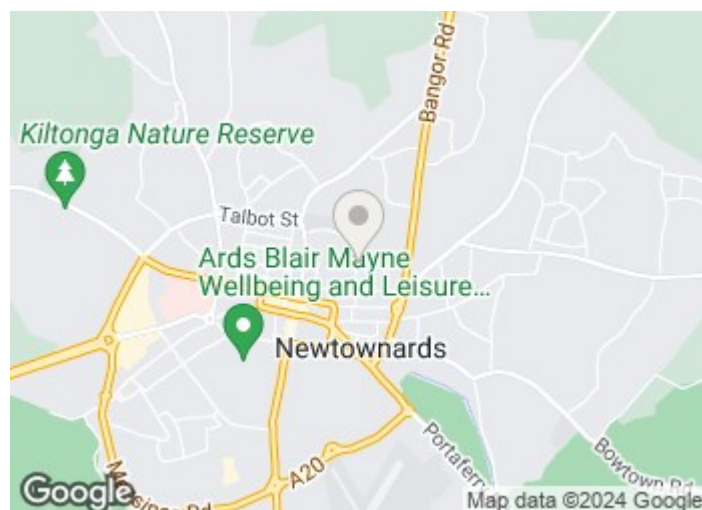
Bedroom 3/attic room

14'9x10'3 (4.50mx3.12m)

Outside

Tenure

Property misdescriptions

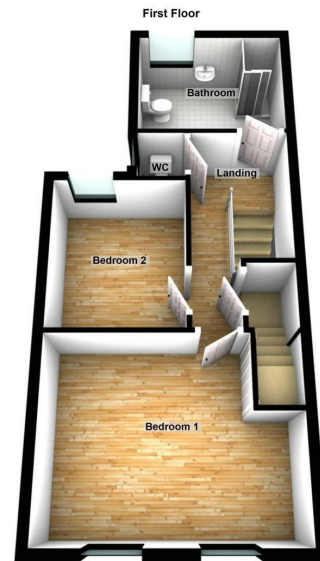


Directions

Victoria Road runs from Frances Street to North Road past SERC.



Floor Plan



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