

ULSTER PROPERTY SALES

# UPS

**NEWTOWNARDS BRANCH**

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NETWORK STRENGTH - LOCAL KNOWLEDGE



**75 LAKEVIEW MANOR,  
NEWTOWNARDS, BT23 4US**

**OFFERS AROUND £234,950**

Welcome to Lakeview Manor in Newtownards! This stunning semi-detached house is a gem waiting to be discovered. Boasting 4 bedrooms, master with ensuite, this spacious property offers ample living space for a growing family or those who love to entertain.

Step inside and be greeted by a bright and airy living room, with dual aspect windows and open fireplace. The kitchen is open plan to the dining area with double doors leading to an attractive rear garden.

Built in 2013, this home is relatively new, ensuring modern amenities and a contemporary feel throughout. With circa 1,250 sq ft of living space, there is plenty of room to make this house your own.

Located in a popular residential area, this property is ideal for families with its proximity to local schools and Newtownards Town Centre. Enjoy the convenience of having amenities, shops, and schools just a stone's throw away.

Don't miss the opportunity to make this house your home, call our office now to arrange a viewing.



## Key Features

- Attractive Semi-Detached Home, In A Popular Residential Location
- Fitted Kitchen With Breakfast Bar Area And Integrated Appliances
- Family Bathroom And Ground Floor WC
- Driveway For Off Street Parking And Fully Enclosed Rear Garden With Paved Area
- No Onward Chain
- Large Living Room With Dual Aspect and Open Fireplace
- Four Bedrooms, Master With Ensuite Shower Room
- Gas Fired Central Heating And PVC Double Glazed Windows
- A Short Walk To Kiltonga Nature Reserve And Newtownards Town Centre



## Accommodation

### Comprises:

#### Entrance Hall

Tiled floor, under stairs storage.

#### Living Room

12'9" x 18'6"

Dual aspect, open fireplace with tiled hearth.

#### Cloakroom

White suite comprising low flush wc, wall mounted wash hand basin with mixer tap, tiled splashback, tiled floor and extractor fan.

#### Kitchen/Dining Area

11'4" x 20'0"

Shaker style kitchen with range of high and low level units with laminate work surfaces and upstands, single drainer stainless steel sink unit with mixer tap, integrated appliances to include; under oven, gas hob, extractor fan, dishwasher and fridge freezer, feature glazed unit, breakfast bar with space for seating, space for dining area, patio doors to rear garden, spotlighting and tiled floor. Access to store room with gas fired boiler and plumbed for washing machine.

#### First Floor

#### Landing

Access to partially floored roof space.

#### Bedroom 1

12'10" x 12'8"

#### Ensuite

White suite comprising shower cubicle with overhead shower and sliding shower doors, low flush wc, wall mounted wash hand basin with mixer tap, tiled splashback, tiled floor, extractor fan and spotlighting.

#### Bedroom 2

8'9" x 10'4"

#### Bedroom 3

6'10" x 6'11"

#### Bedroom 4/Study

6'6" x 7'1"

#### Bathroom

White suite comprising panelled bath with mixer tap and tiled surround, tiled shower cubicle with overhead shower and sliding shower doors, low flush wc, wall mounted wash hand basin with mixer tap, tiled splashback, tiled floor, extractor fan and spotlighting.

#### Outside

Front: Area in lawn, tarmac driveway with space for 2-3 cars and brick paviour path to front door.  
Rear: Fully enclosed rear garden in lawn, brick paviour patio area, outside tap and light.



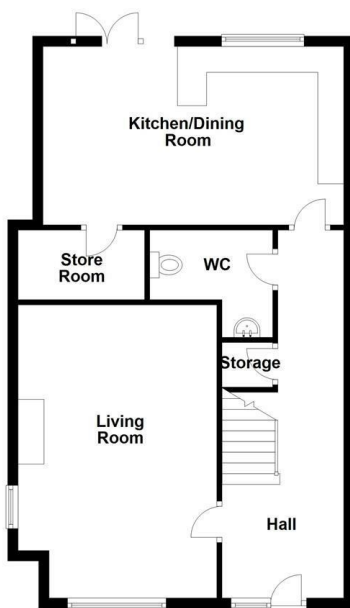




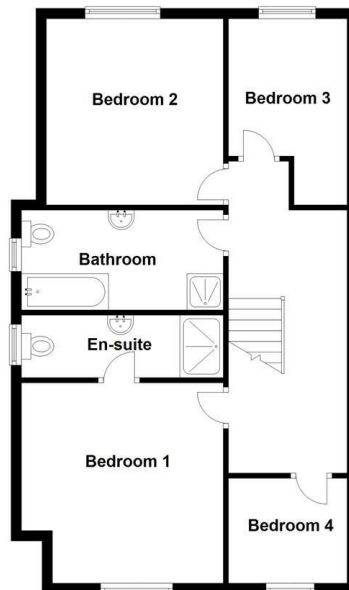




Ground Floor



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.

**75 Lakeview Manor**

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