

simon**BRIEN**
RESIDENTIAL

1 North Road,
Newtownards, BT23 7AN



Offers Around £139,950

Telephone 02891 800700
www.simonbrien.com



KEY FEATURES

- An attractive cottage style end of terrace property
- Renovated over recent years
- Partial views over Newtownards
- Entrance hall
- Large open plan lounge/ dining room with attractive fireplace, open fire bay windows and also French doors leading to the rear garden
- Deluxe fitted kitchen with high and low level cream high gloss units, integrated appliances
- Two good sized bedrooms
- Bedroom one with views over Newtownards
- Deluxe bathroom comprising modern white suite, shower bath and wall tiling
- Small, attached garage approached by driveway with off road parking for two cars
- Gardens to front and large to rear laid in lawns, paved patio areas, mature trees and hedging and ornamental pond
- Gas fired central heating system
- uPVC double glazed windows and rear doors

SUMMARY

Offering for sale to the open market, this attractive end of terrace property. No.1 North Road is positioned in a superb location on the cusp of the busy town centre with its booming coffee house sector, independently owned shops, and choice of pubs and restaurants to avail of. Also Ards shopping centre, Movieland, commuter routes to Belfast and Bangor and the new leisure centre are all within easy striking distance from the property.

With a cottage style exterior and a modern, recently renovated interior this impressive home would be perfect for first time buyers, young family's or those seeking a property to downsize to with a large garden and convenience to the amenities of the town.

To arrange your private viewing appointment, please contact our Newtownards branch on 02891 800700.



THE PROPERTY COMPRISES:

GROUND FLOOR

Solid wooden door to Entrance Porch.

ENTRANCE PORCH:

Ceramic tiled floor, glazed door to Entrance Hall.



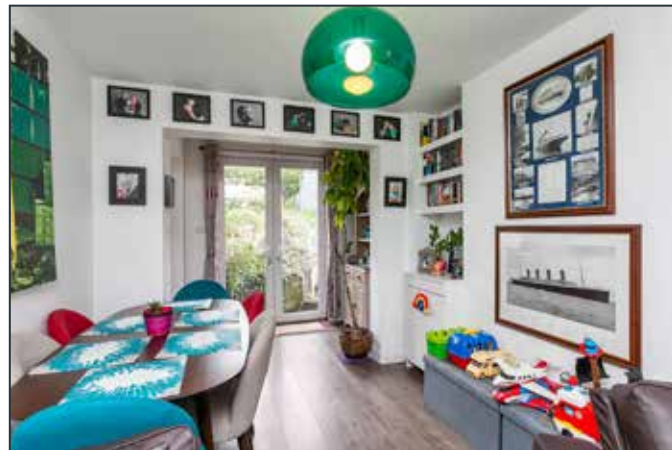
ENTRANCE HALL:

Polished laminate floor, cloaks cupboard under stairs.



**OPEN PLAN LOUNGE/DINING ROOM:
28' 3" x 9' 9" (8.61m x 2.97m)**

Attractive carved Oak fireplace surround, cast iron inset, open fire, granite hearth, bay window, polished laminate floor, wall light points, uPVC double glazed French doors to large rear garden.



**DELUXE FITTED KITCHEN:
13' 9" x 5' 5" (4.19m x 1.65m)**

Open to Dining Area. Single drainer stainless steel sink unit with mixer taps, range of high and low level cream high gloss units, Formica roll edge work surfaces, 4 ring gas hob unit, built in oven, stainless steel extractor hood, integrated fridge freezer and dishwasher, plumbed for washing machine, wall tiling, polished laminate floor, LED recessed spotlighting.

FIRST FLOOR

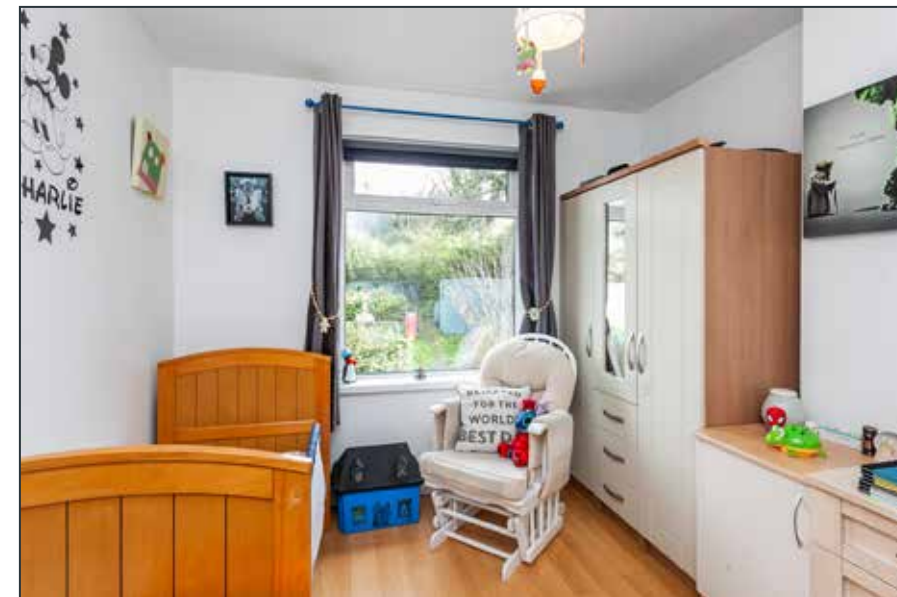
**BEDROOM (1):
15' 8" x 9' 10" (4.78m x 3m)**

Views over Newtownards, polished laminate floor, wall light points.



**BEDROOM (2):
10' 2" x 8' 8" (3.1m x 2.64m)**

Polished laminate floor.



DELUXE BATHROOM:

Modern white suite comprising: Panelled shower bath with mixer taps, thermostatically controlled shower and telephone hand shower over, glass screen, vanity sink unit with mixer taps, push button WC, wall tiling, ceramic tiled floor, chrome towel radiator, recessed spotlighting, extractor fan, access to roofspace.



OUTSIDE

ATTACHED GARAGE

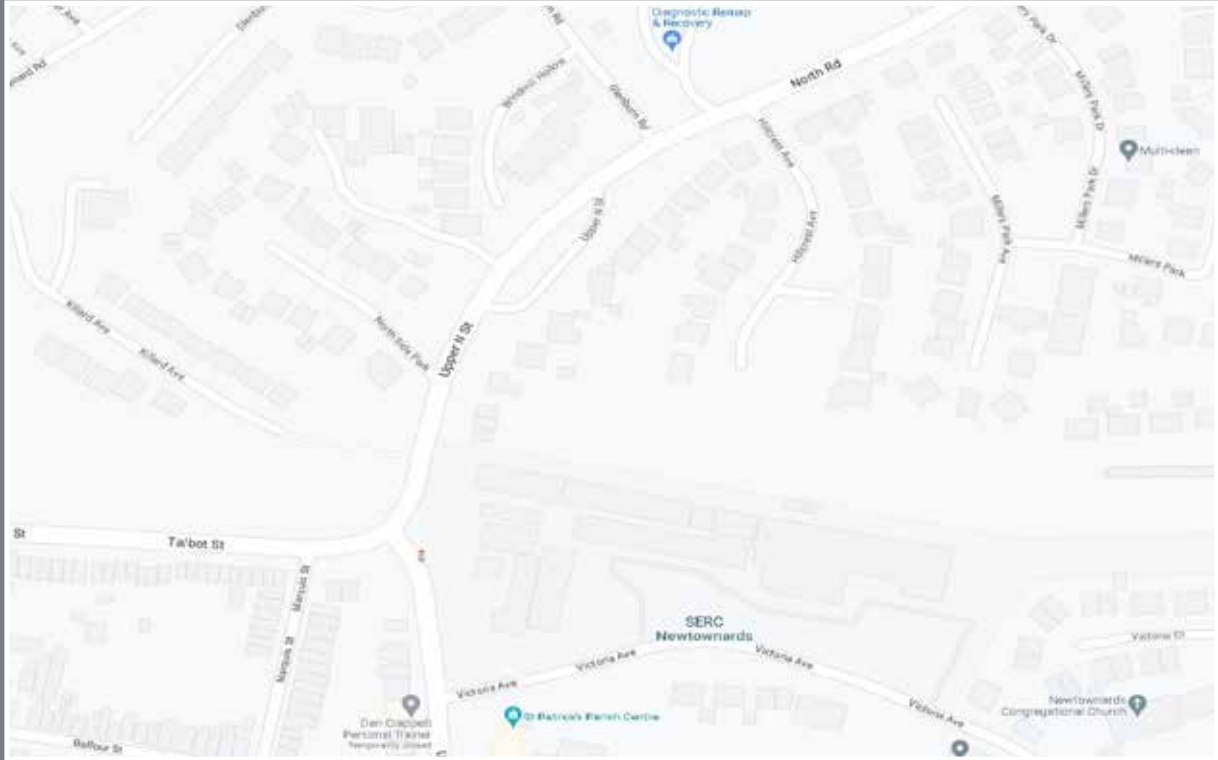
16' 1" x 9' 10" (4.9m x 3m)

Timber door, light and power.

Gardens to front in well stocked flowerbeds and path, large enclosed garden to rear in lawn, paved patio areas, trees, shrubs, bushes, hedging, outdoor power sockets, outside lights, outside water tap, access to side for bins etc. Garden pond.



Location



Financial Advice

If you are moving house or investing in property, we can put you in touch with an independent financial advisor. This is a free, no obligation service, so why not contact us to see what they have to offer.



Website

View all our properties on-line or check how your home is selling. Our website is updated every 30 minutes. Visit our website at www.simonbrien.com



Lettings Department

Simon Brien Residential have an experienced and professional lettings department who offer a comprehensive lettings service. Contact our team, without obligation, on **028 9066 8888**



REF: RO/C/23/AN



Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C		
55-68	D	55 D	57 D
39-54	E		
21-38	F		
1-20	G		

EPC REF: 0907-1327-7580-1265-2296

South Belfast
525 Lisburn Road
Belfast BT9 7GQ
T 02890 668888
E southbelfast@simonbrien.com

North Down
48 High Street
Holywood BT18 9AE
T 02890 428989
E holywood@simonbrien.com

East Belfast
237 Upper Newtownards Road
Belfast BT4 3JF
T 02890 595555
E eastbelfast@simonbrien.com

Newtownards
17 High Street
Newtownards BT23 4XS
T 02891 800700
E newtownards@simonbrien.com

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