



38 John Street Lane , Newtownards, BT23 4LY

"WOW!! That's it! I might as well just stop there and let you look at the photographs!"

This is easily one of the best presented townhouses that I have seen and would make an enviable first time buy or downsize.

Fully modernised, yet retaining many of the original period features associated with these types of properties, this home offers 3 double bedrooms arranged over the top 2 floors, including a master bedroom on the top floor with ensuite bathroom, and a luxury shower room on the middle floor. The open plan ground floor is beautiful and comprises a lounge/diner, with feature fireplace and patio doors to the rear garden, and a fully equipped, modern fitted kitchen with space for casual dining. For those starting out in their first home, an integrated oven, hob, dishwasher, washing machine and fridge freezer will save you a lot of money.

The property benefits from uPVC double glazing & phoenix gas central heating whilst, externally, there is a great rear garden, in lawn with mature hedge, a paved patio area and a composite deck area immediately outside of the living room marrying the outside and inside of this stunning home.

Be quick to secure a viewing or you may be left disappointed.

Offers Around £139,950

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, Newtownards, BT23 4LY



- 3 storey modernised, period style townhouse
- 3 double bedrooms - master with ensuite bathroom
- Open plan lounge/diner with feature fireplace
- Luxury fitted kitchen
- Luxury shower room
- uPVC double glazing
- Phoenix gas central heating
- Generous garden to rear with paved patio area
- Convenient town centre location
- Beautifully presented throughout

Entrance

Entrance hall

Lounge/diner

20'3x15 (6.17mx4.57m)

Kitchen

13'4x8'9 (4.06mx2.67m)

Landing

Bathroom

9'8x8'10 (2.95mx2.69m)

Bedroom 2

14'10x10'3 (4.52mx3.12m)

Bedroom 3

10'1x9'2 (3.07mx2.79m)

Bedroom 1

14'11x10'2 (4.55mx3.10m)

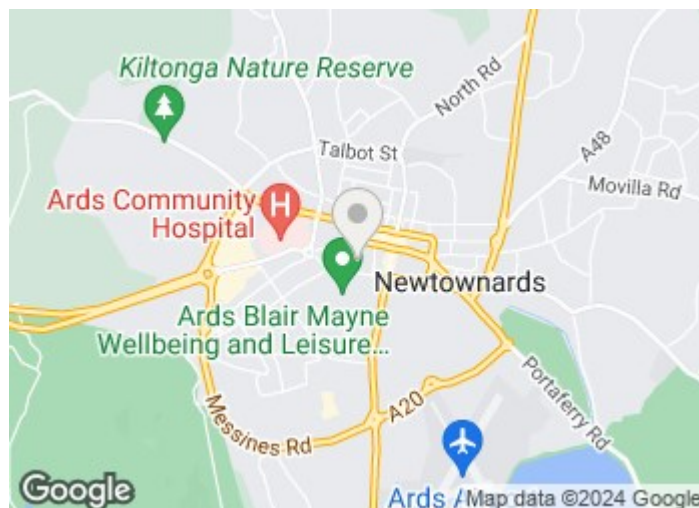
Ensuite bathroom

9'2x5 (2.79mx1.52m)

Outside

Tenure

Property misdescriptions

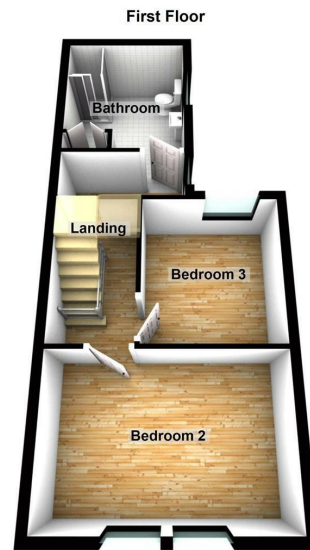
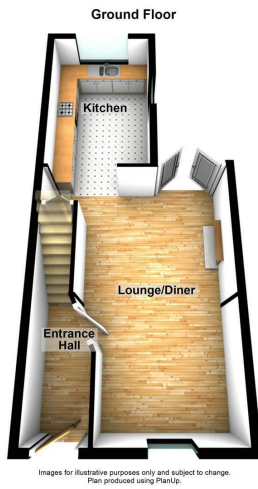


Directions

From the PSNI station on John Street, John Street Lane runs opposite towards Mill Street and Gibson's Lane.



Floor Plan



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Energy Efficiency Rating		Current	Potential	Environmental Impact (CO ₂) Rating		Current	Potential
Very energy efficient - lower running costs	(92 plus) A			Very environmentally friendly - lower CO ₂ emissions	(92 plus) A		
(81-91) B				(81-91) B			
(69-80) C				(69-80) C			
(55-68) D				(55-68) D			
(39-54) E				(39-54) E			
(21-38) F				(21-38) F			
(1-20) G				(1-20) G			
Not energy efficient - higher running costs				Not environmentally friendly - higher CO ₂ emissions			
Northern Ireland		71	72	Northern Ireland			
	EU Directive 2002/91/EC				EU Directive 2002/91/EC		