



35 Lisbane Drive , Newtownards, BT23 4PY

Welcome to 35 Lisbane Drive, Newtownards - a charming apartment that could be your first home or next buy to let purchase! This pleasant property boasts a cosy reception room, with vaulted ceiling and velux window, perfect for relaxing or entertaining guests. There are two bedrooms, a modern bathroom and a well equipped kitchen.

It benefits from uPVC double glazing and Phoenix gas central heating plus a surprisingly large garden to the rear in lawn and off street parking area to the front.

Conveniently located close to Newtownards main shopping centres and excellent local schools early viewing is recommended.

Offers Around £85,000

35 Lisbane Drive

, Newtownards, BT23 4PY



- 1st Floor apartment
- Kitchen
- Phoenix gas central heating
- Ideal first time buy or buy to let property.
- 2 bedrooms
- Modern tiled bathroom
- Off street parking area to front
- Lounge with vaulted ceiling & velux window
- uPVC double glazing
- Generous garden to rear in lawn

Entrance

Tenure

Entrance hall

Property misdescriptions

Lounge

14'3x13'10 (4.34mx4.22m)

Kitchen

10'8x9'3 (3.25mx2.82m)

Bathroom

5'10x5'6 (1.78mx1.68m)

Bedroom 1

13'3x10'2 (4.04mx3.10m)

Bedroom 2

10'8x9'1 (3.25mx2.77m)

Outside

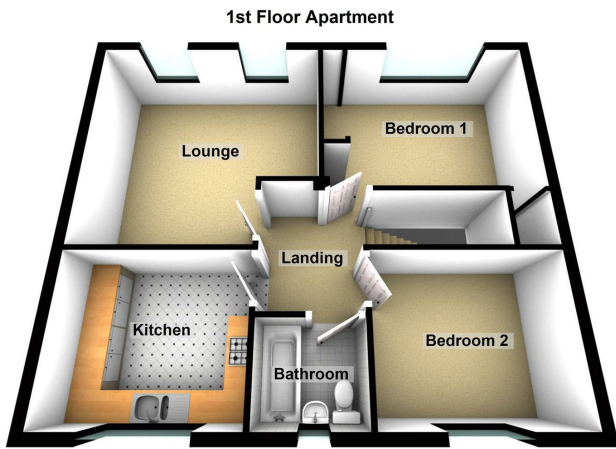


Directions

From Circular Road, opposite Regent House car park turn onto Lisbane Drive and number 35 is located near the far end of the road on the right.



Floor Plan



These particulars, whilst believed to be accurate are set out as a general outline only for guidance and do not constitute any part of an offer or contract. Intending purchasers should not rely on them as statements of representation of fact, but must satisfy themselves by inspection or otherwise as to their accuracy. No person in this firm's employment has the authority to make or give any representation or warranty in respect of the property.

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			
			79				
			55				
Northern Ireland		EU Directive 2002/91/EC		Northern Ireland		EU Directive 2002/91/EC	

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