



9 Abbot Crescent , Newtownards, BT23 8UD

Homes under £100K are increasingly hard to come by so we're delighted to offer this 3 bedroom end terrace property to the market. The property has seen some recent modernisation, including uPVC double glazing, internal walls painted and kitchen refreshed and will primarily require new floor coverings to all rooms and some TLC to complete the project and create a pleasant home within budget. It benefits from uPVC double glazing and oil fired central heating whilst, externally, there is a brick paved parking area to the front and a fully enclosed rear garden, currently left with fresh top soil ready to be levelled and re-seeded. Whether you're a first time buyer taking your first step onto the property ladder, a seasoned property investor or someone looking to downsize this property is well worth a look.

Offers Around £89,950

9 Abbot Crescent

, Newtownards, BT23 8UD



- End terrace property
- Kitchen with casual dining area
- Brick paved parking area to front & side
- Affordable first time buy or buy to let
- 3 bedrooms
- Bathroom
- Garden to front and enclosed to rear
- Lounge
- Ground floor cloakroom
- uPVC double glazing - Oil fired central heating

Entrance

Porch

3'2x2'7 (0.97mx0.79m)

Hallway

Lounge

13'5x11'6 (4.09mx3.51m)

Kitchen/diner

17'8x11'5 (5.38mx3.48m)

Rear porch

3x3 (0.91mx0.91m)

WC

5'8x2 (1.73mx0.61m)

Landing

Bathroom

7'6x6'6 (2.29mx1.98m)

Bedroom 1

11'6x10'3 (3.51mx3.12m)

Bedroom 2

11'5x10 (3.48mx3.05m)

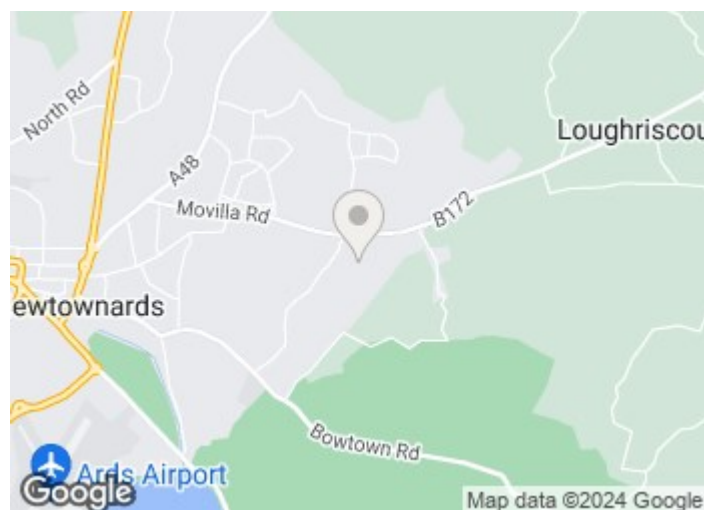
Bedroom 3

8'7x7'4 (2.62mx2.24m)

Outside

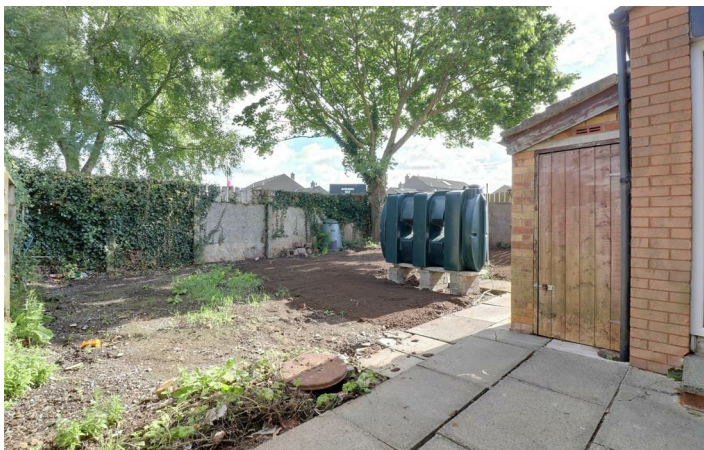
Tenure

Property misdescriptions

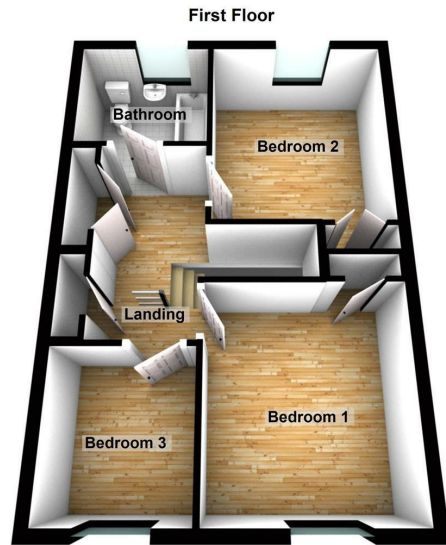
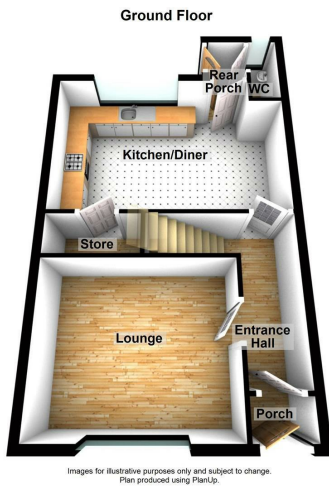


Directions

Travelling out of Newtownards along Movilla Road turn right in Abbot Drive then 2nd left into Abbot Gardens. Take first left into Abbot Crescent and number 9 is in the right hand corner.



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				Very environmentally friendly - lower CO ₂ emissions			
(92 plus) A				(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		EU Directive 2002/91/EC		Northern Ireland		EU Directive 2002/91/EC	