

ULSTER PROPERTY SALES

UPS

NEWTOWNARDS BRANCH

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NETWORK STRENGTH - LOCAL KNOWLEDGE



**1 JOHN STREET, NEWTOWNARDS,
BT23 4LZ**

OFFERS OVER £94,950



This charming terraced property is the epitome of a perfect starter home or investment opportunity. Boasting a living room, kitchen with good dining space, two bedrooms, and a modern bathroom, this property is ideal for those looking to step onto the property ladder or expand their investment portfolio.

Recently renovated to a high standard, this house exudes quality and comfort. The updates, including a damp proof course, new roof, and glazing, ensure that the property is in excellent condition throughout. With gas fired central heating and PVC double glazed windows, you can enjoy warmth and energy efficiency all year round. An additional feature of this property is the fully enclosed rear courtyard, providing a private outdoor space to relax or entertain guests.

Conveniently located within walking distance to Newtownards Town Centre, this home offers easy access to a variety of amenities, shops, and restaurants. Additionally, the absence of an onward chain simplifies the buying process, allowing you to make this house your home without delay.

Contact our office now to avoid disappointment.

Key Features

- Beautiful Terraced Home Within Walking Distance To Newtownards Town Centre
- Recently Renovated To Include; Damp Proof Course and New Roof
- Attractive Kitchen With Dining Area
- Two Bedrooms And Modern Family Bathroom
- New PVC Double Glazed Windows and Door, Gas Fired Central Heating
- Fully Enclosed Rear Courtyard
- Excellent Location Close To A Wide Range Of Local Amenities
- Excellent Rental Investment or First Time Buyer Home With No Onward Chain



Accommodation

Comprises:

Entrance Porch

Living Room

10'6" x 11'3"

Feature hole in wall with tiled hearth.

Kitchen / Dining Area

19'9" x 7'7"

Range of high and low level units with laminate work surfaces, stainless steel sink unit with mixer tap, space for cooker, built in stainless steel extractor hood, plumbed for washing machine, built in wine rack, spotlighting, under stairs storage area, tiled floor and door to rear courtyard.

First Floor

Landing

Hotpress.

Bedroom 1

11'7" x 9'8"

Built in storage.

Bedroom 2

11'7" x 5'7"

Bathroom

White suite comprising paneled bath with overhead shower, mixer tap and glazed shower screen, low flush wc, pedestal wash hand basin with mixer tap, partly tiled walls, extractor fan and vinyl floor.

Outside

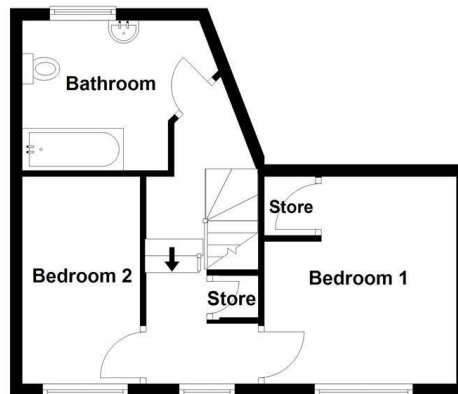
Fully enclosed rear courtyard with paved patio area.





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.

1 John Street

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			
(81-91) B			
(69-80) C			
(55-68) D		63	63
(39-54) E			
(21-38) F			
(1-20) G			
Not energy efficient - higher running costs			
Northern Ireland		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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