



OFFERS AROUND

£145,000

20 Park Way

Comber

BT23 5AR



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PINKERTONS

Sales, Lettings and Property Management

Charming 3-Bedroom End-Terrace in Park Way, Comber

This delightful three bedroom end terrace home, located in the convenient area of Park Way, Comber, offers the perfect blend of comfort and ease. With a welcoming front aspect overlooking playing fields, this property boasts both a serene setting and a bright outlook.

Step inside to discover a freshly painted and newly carpeted interior, ready for you to move in and make it your own. The spacious downstairs bathroom features a stylish corner bath, adding a touch of luxury to your daily routine.

Outside, the charming rear garden is perfect for

enjoying the outdoors in privacy. Whether you're a first-time buyer or an investor looking for a smart purchase, this property ticks all the boxes. Don't miss out on this superb opportunity to own a beautiful home in a fantastic location.

Contact us today to arrange a viewing!



PROPERTY FEATURES



- End Terrace Property Situated In Popular Residential Location Within Walking Distance To Comber Town Centre And Local Amenities
- Recently Redecorated Throughout - Freshly Painted And Recarpeted
- Spacious Lounge With Feature Fireplace
- Modern Kitchen With Range of Integrated Appliances
- Downstairs Bathroom With Panelled Bath And Shower Above
- Three Bedrooms On First Floor
- Oil Fired Central Heating & uPVC Front Door
- Fully Enclosed Private Rear Garden Laid In Lawn
- Chain Free And Ideal for First-Time Buyer, Young Professional, Family And Investor Alike









THIS PROPERTY COMPRISES

Hallway

4'3" x 3'6"

uPVC front door, vinyl floor.

Living Room

14'2" x 12'5"

Feature fireplace, electric fire inset, wooden surround, wood laminate floor.

Kitchen

8'10" x 9'10"

Range of high and low level units, wood laminate worktop, stainless steel sink unit with drainer and mixer tap, under counter oven, gas hob, stainless steel extractor fan, integrated fridge freezer, partly tiled walls, fully tiled floor.

Rear Hall

5'2" x 3'0"

Storage cupboards, plumbed for washing machine, uPVC door leading to rear garden.

Storage Cupboards

2'2" x 2'1"

Bathroom

4'11" x 7'1"

White suite comprising of panelled bath with telephone handle shower above, over bath glass screen panel, vanity unit with mixer tap, low flush WC, chrome heated towel radiator, fully fully tiled walls and floor, extractor fan.

First floor landing

9'11" x 3'0"

Access to roofspace, floored and light, drop down ladder.

Bedroom 1

16'2" x 10'1"

Newly carpeted, hotpress, front view aspect.

Hotpress

3'5" x 1'4"

Bedroom 2

10'5" x 8'4"

Newly carpeted, rear view aspect.

Bedroom 3

9'0" x 7'1"

Newly carpeted, rear view aspect.

Outside Front

Mature garden laid in lawn, boundary hedging, gate access to rear of property, outdoor light.

Outside Rear

Fully enclosed rear garden laid in lawn, boundary hedging and fencing, boiler housing, oil tank, outside water tap and light.

Outside Storage

11'4" x 7'6"

Directions

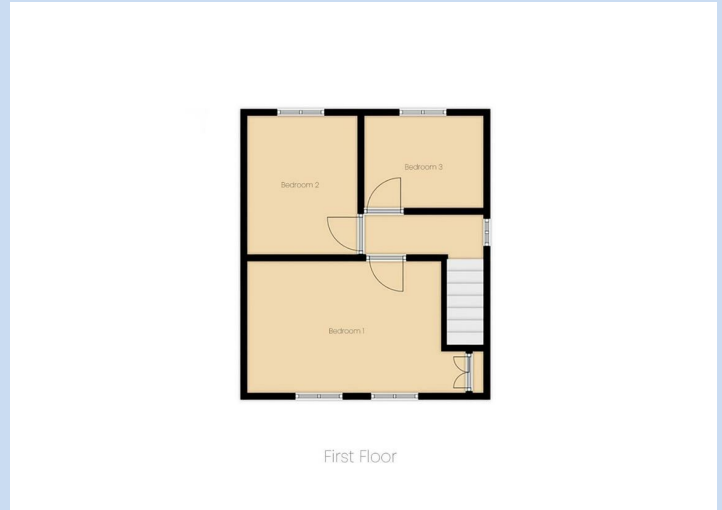
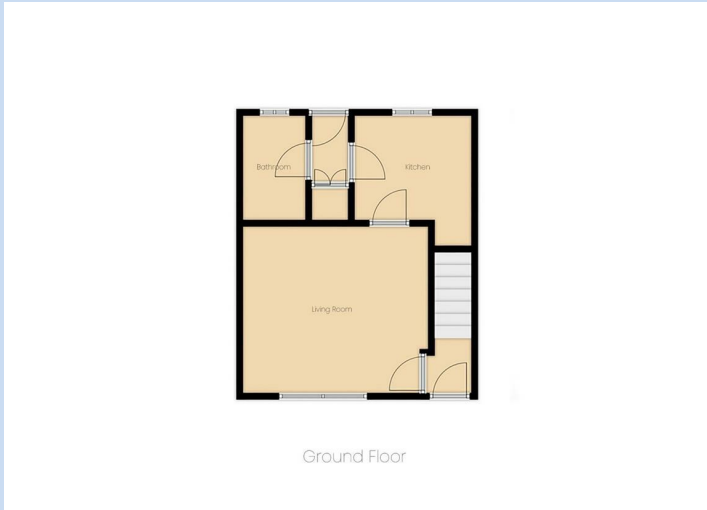
Located off Killinchy Street.

REQUIRED INFO UNDER TRADING STANDARDS GUIDANCE

Tenure - Understood to be leasehold

Current Rates - Understood to be approximately £730.96 per annum

FLOOR PLANS



Energy Efficiency Rating

The rating for this property is:

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			
(81-91) B			
(69-80) C			
(55-68) D			
(39-54) E		40	58
(21-38) F			
(1-20) G			
Not energy efficient - higher running costs			
Northern Ireland		EU Directive 2002/91/EC	

* For your information: The UK average rating is 'E50'.



DO YOU NEED TO SELL?

If you need to sell to fund your purchase we are pleased to advise our valuations are free. Contact one of our branches today to find out what your home is worth and why you should sell with Pinkertons.

WILL YOU NEED A MORTGAGE?

If you do speak to our team who will be happy to recommend an independent mortgage broker to help you get the mortgage you need for the house you want.

LETTINGS & PROPERTY MANAGEMENT

We have the UK's Best Property Management team and Northern Ireland's Best Lettings Department. If you need to let or rent a property you should speak with them first!



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