



25 Saratoga Avenue , Newtownards, BT23 4BD

Located in the highly popular Saratoga area on the Belfast side of Newtownards, this extended semi detached home offers highly versatile accommodation for a wide range of prospective buyers.

The ground floor comprises a lounge, a kitchen diner and a family bathroom. The original two front bedrooms have been knocked through to create a second reception room but could easily be reinstated if required. The rear bedroom then benefits from an extension and an accessible shower room. This is setup with disability in mind but would make an excellent base for a stunning en-suite shower room make over, as would the original family bathroom, which includes both bath & shower.

Accessed via an open tread staircase, the 1st floor provides two double bedrooms, both with built in storage cupboards. It benefits from uPVC double glazing & fascia and Phoenix gas central heating.

Externally there is a detached garage with concrete driveway and gardens to both front & rear in lawns with mature shrubs and views towards Scarbo Tower.

Offers Around £189,950

25 Saratoga Avenue , Newtownards, BT23 4BD



- Highly versatile, extended, semi detached home with up to 5 bedrooms
- Kitchen with casual dining area
- 2 first floor bedrooms with built in storage
- Gardens to front and rear in lawn.
- Ground floor bedroom with accessible shower room
- Sitting room/4th and 5th bedrooms if required
- uPVC double glazing & fascia - Phoenix gas central heating
- Lounge
- Family bathroom
- Detached garage with driveway

Entrance

Entrance hall

20'6x5'5 (6.25mx1.65m)

Lounge

16'1x12'6 (4.90mx3.81m)

Siting room/Bedrooms 4 & 5

16'1x8'5 (4.90mx2.57m)

Kitchen/diner

11x10'6 (3.35mx3.20m)

Bathroom

7'9x6'6 (2.36mx1.98m)

Bedroom 1

15'7x10'6 (4.75mx3.20m)

Shower room

9'4x8'3 (2.84mx2.51m)

Landing

Bedroom 2

12'6x11'4 (3.81mx3.45m)

Bedroom 3

12'10x8'5 (3.91mx2.57m)

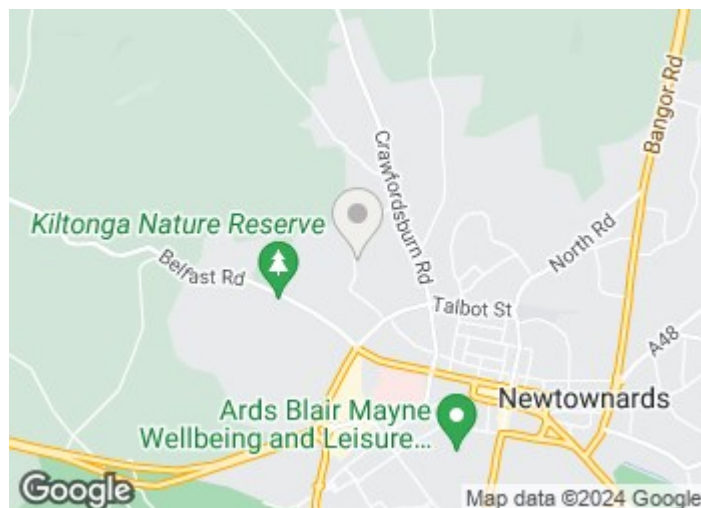
Detached garage

20'4x11'6 (6.20mx3.51m)

Outside

Tenure

Property misdescriptions

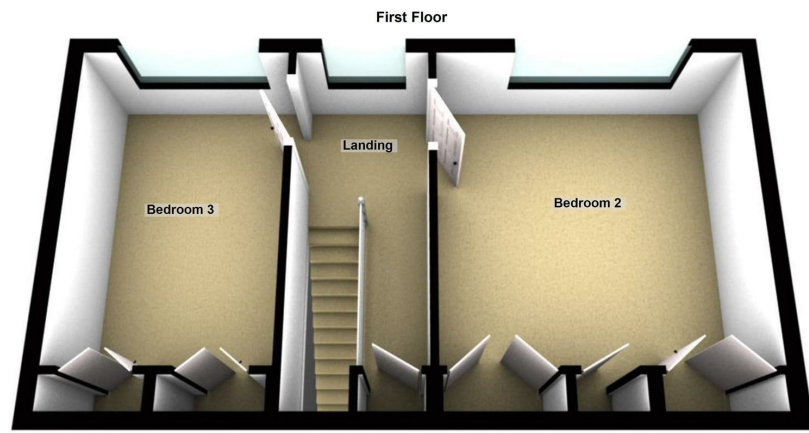
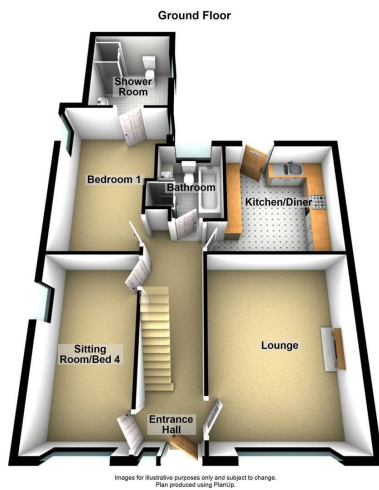


Directions

Heading out of Newtownards along Crawfordsburn Road turn left into Saratoga Avenue to where number 24 is located on the left.



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
<p>Very energy efficient - lower running costs</p> <p>(92 plus) A</p> <p>(81-91) B</p> <p>(69-80) C</p> <p>(55-68) D</p> <p>(39-54) E</p> <p>(21-38) F</p> <p>(1-20) G</p> <p>Not energy efficient - higher running costs</p>			<p>Very environmentally friendly - lower CO₂ emissions</p> <p>(92 plus) A</p> <p>(81-91) B</p> <p>(69-80) C</p> <p>(55-68) D</p> <p>(39-54) E</p> <p>(21-38) F</p> <p>(1-20) G</p> <p>Not environmentally friendly - higher CO₂ emissions</p>		
Northern Ireland	EU Directive 2002/91/EC		Northern Ireland	EU Directive 2002/91/EC	