

ULSTER PROPERTY SALES

UPS

RENTALS - NEWTOWNARDS

46 High Street, Newtownards, BT23
7HZ

02890471515

rentals@ulsterpropertysales.co.uk

NETWORK STRENGTH - LOCAL KNOWLEDGE



31 JOHN STREET,
NEWTOWNARDS, COUNTY

£950 PER CALENDAR MONTH



Welcome to John Street, Newtownards - a charming location for this renovated spacious three-bedroom end-terraced property.

You are greeted by a spacious living room featuring an inviting open fireplace, perfect for cosy evenings with loved ones. The open plan modern kitchen/dining room is practical, with ample space and plumbing for appliances.

This property boasts three well-proportioned bedrooms, offering flexibility for a growing family or those in need of a home office or guest room. The bathroom provides all the essentials for your daily routine.

With gas-fired central heating and uPVC double glazed windows, this home ensures warmth and energy efficiency all year round.

Located in a popular area, this property is ideal for those seeking a comfortable and convenient lifestyle. Early viewing is highly recommended to fully appreciate the potential this home has to offer. Don't miss out on the opportunity to make this charming end-terraced property your own.



Key Features

- Renovated Spacious Three Bedroom End-Terraced Property In Popular Area
- Spacious Living Room With Open Fireplace
- Open Plan Modern Kitchen/Dining Room With Space And Plumbed For Appliances
- Family Bathroom Comprising Of White Suite
- Gas Fired Central Heating And uPVC Double Glazed Windows
- Enclosed Rear Garden with Workshop And Garage With Space For Multiple Vehicles
- Located A Short Distance From Newtownards Town Centre, Local Amenities, Schools And Main Arterial Routes
- Early Viewing Recommended



Accommodation Comprises;

Entrance Hall

Wood laminate floor.

Living Room

11'1" x 12'3"

Wood laminate floor, open fireplace with wooden mantle and tile surround.

Kitchen

11'7" x 17'5"

Range of high and low level units with laminate work surfaces, single stainless steel sink with mixer tap and drainer, appliances to include; under oven, 4 ring gas hob, stainless steel extractor fan, fridge/freezer, washing machine, tumble dryer, dishwasher, space for informal dining, part tiled walls and tiled floor.

First Floor;

Landing

Access to roof space, built in storage.

Bedroom 1

9'11" x 12'3"

Wood laminate flooring, double bedroom.

Bedroom 2

9'3" x 11'8"

Wood laminate flooring, double bedroom.

Bedroom 3

6'9" x 9'1"

Wood laminate flooring.

Bathroom

White suite comprising panelled bath with mixer tap, overhead shower, glazed shower screen, low flush wc, wall mounted wash hand basin with mixer tap, tiled splashback, tiled floor and extractor fan.

Garage

Power and light.

Workshop

11'1" x 25'7"

Power and light, up and over doors.

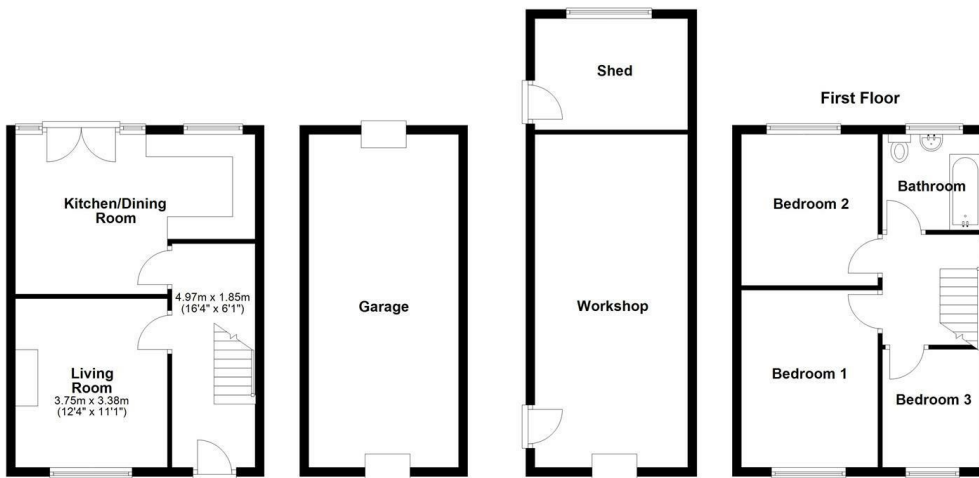
Outside

Rear; Area in lawn, enclosed rear garden, paved patio area and pathway.





Ground 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 FloorUp

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		
(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 02890471515.

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.

ULSTERPROPERTYSALES.CO.UK

ANDERSONSTOWN
028 9060 5200

BANGOR
028 9127 1185

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028 9072 9270

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NEWTOWNARDS
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028 9756 1155

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0800 644 4432

DOWNPATRICK
028 4461 4101

MALONE
028 9066 1929



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