


2 Victoria Road, Newtownards,
BT23

Asking Price: £169,950

 **Reeds Rains**

reedsrains.co.uk

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Description

Reeds Rains are delighted to present for sale this well appointed and extended detached family home just off the Bangor Road in Newtownards.

The property is conveniently located and is within walking distance of Newtownards town centre and for those with Children Victoria Primary School is a minutes walk away while Movilla High School is also within close proximity.

Briefly comprising on the ground floor of an entrance hall, living/dining room and kitchen with dining area, while on the first floor there are three well proportioned bedrooms - master with ensuite and a family bathroom. In addition there is a spiral staircase leading to a floored roofspace. The property further benefits from a basement / utility room providing excellent storage.

Externally there are mature gardens to the front and side with an enclosed and covered patio to the rear. Finally there is a driveway leading to a detached garage.

GROUND FLOOR

Entrance Hall

Storage cupboard and understairs storage.

Living / Dining Room

22'11" x 12' (6.99m x 3.66m)

Gas fire with brick surround and tiled hearth. Patio doors to rear.

Kitchen

16'1" x 5'6"

Fitted kitchen with a range of high and low level units and laminate worksurfaces. One and a half bowl stainless steel single drainer sink unit with mixer tap. Space for cooker. Extractor fan. Plumbed for dishwasher. PVC door to rear. Open to:

Dining Area

12'8" x 8'3" (3.86m x 2.51m)

Lean To

17'6" x 14'10" (5.33m x 4.52m)

Covered rear patio area. Access to front of property.

Basement / Utility

13' x 8'3" (3.96m x 2.51m)

Plumbed for washing machine. Access to rear.

Garage

FIRST FLOOR

Landing

Spiral staircase to floored roofspace.

Bedroom 1

11'4" x 10'

Walk in wardrobe.

Ensuite

7'9" x 3'5" (2.36m x 1.04m)

White suite comprising low flush WC, vanity wash hand basin and enclosed shower cubicle with thermostatically controlled shower. Tiled walls and extractor fan.

Bedroom 2

11'3" x 10'4"

Walk in wardrobe.

Bedroom 3

8'9" x 7'5" (2.67m x 2.26m)

Floored roofspace

15'3" x 10'3" (max) (4.65m x 3.12m (max))

Velux window.

Bathroom

10'6" x 8'7" (max) (3.2m x 2.62m (max))

White suite comprising low flush WC, pedestal wash hand basin and panel bath with mixer tap and handheld shower attachment.

Enclosed shower cubicle with thermostatically controlled shower. Tiled walls and hot press.

Outside

Paved area to front with trees and shrubs, side garden with stoned beds and decked area.

Driveway to rear leading to detached garage.

Heating Type

Economy 7

Glazing Type

Double glazed.

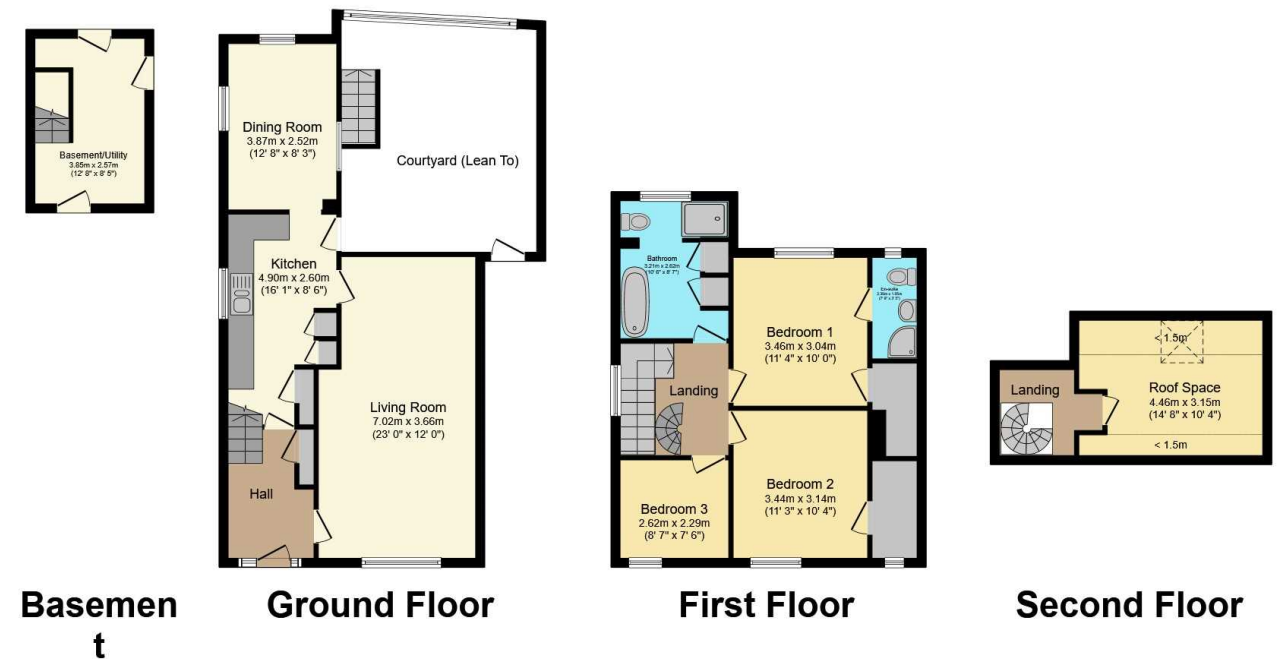
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All Measurements
All Measurements are Approximate.

Laser Tape Clause
All measurements have been taken using a laser tape measure and therefore, may be subject to a small margin of error.

Floorplan Clause
Measurements are approximate. Not to Scale. For illustrative purposes only.

For full EPC please contact the branch.



Total floor area 126.2 m² (1,358 sq.ft.) approx
Restricted height 5.5 m² (60 sq.ft.)

This floor plan is for illustrative purposes only. It is not drawn to scale. Any measurements, floor areas (including any total floor area), openings and orientation are approximate. No details are guaranteed, they cannot be relied upon for any purpose and they do not form part of any agreement. No liability is taken for any error, omission or misstatement. A party must rely upon its own inspection(s).
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