

3 Whitethorn Avenue,  
Newtownards, BT23

**Asking Price £135,000**

 **Reeds Rains**

reedsrains.co.uk

3 Whitethorn Avenue, Newtownards, County Down, BT23

Asking Price: £135,000 To be advised

## DESCRIPTION

Reeds Rains are delighted to present for sale this well appointed townhouse in the popular Whitethorn development just off the Movilla Road in Newtownards.

The property is set in a cul de sac and will appeal to an array of purchasers including first time buyers, investors or those wishing to downsize.

The house is ideally located close to both primary and secondary schools and there are also a number of shops and local amenities close by.

This home offers excellent accommodation with a bright airy lounge, large kitchen/dining, 2 generous bedrooms and a bathroom.

Externally there is a tarmac driveway to the front and an enclosed garden to the rear. The property is further enhanced with oil fired central heating and double glazing.

To arrange your private viewing please contact Reeds Rains Newtownards on 028 9181 4144.

## GROUND FLOOR

### Living Room

16'3" x 13'6" (4.95m x 4.11m)

Wooden floor and recessed spotlights.

Understairs storage. Glazed door to:

### Kitchen / Dining

16'6" x 10'5" (5.03m x 3.18m)

Fitted kitchen with a range of high and low level units and laminate work tops. Single drainer sink unit with mixer tap, 4 ring ceramic hob and electric oven. Stainless steel extractor fan. Plumbed for washing machine. Tiled floor and part tiled walls. Door to rear garden.

### Landing

Wooden Floor. Hot Press.

### Bedroom 1

16'4" x 10'4" Max (4.98m x 3.15m Max)

Laminate floor.

### Bedroom 2

13'8" x 9'6" (max) (4.17m x 2.9m (max))

### Bathroom

7'5" x 6'5" (2.26m x 1.96m)

White suite comprising; low flush WC, Vanity wash hand basin and corner bath with electric shower over. Tiled floor and part tiled walls.

Recessed spotlights and extractor fan.

### Outside

Tarmac Driveway to front and enclosed garden to rear laid in lawns.

### Heating Type

Oil fired central heating.

### Glazing Type

Double glazed.

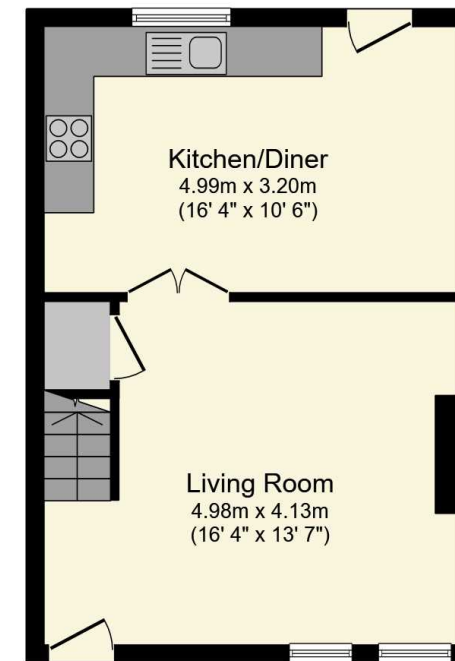
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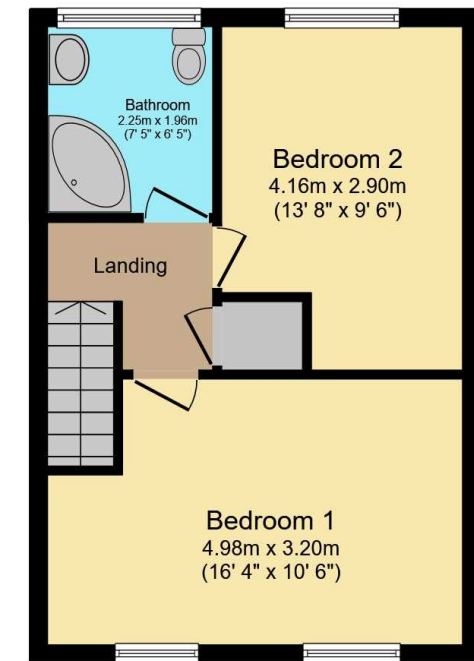
Laser Tape Clause  
All measurements have been taken using a laser tape measure and therefore, may be subject to a small margin of error.

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

For full EPC please contact the branch.



Ground Floor



First Floor

Total floor area 74.1 m<sup>2</sup> (798 sq.ft.) approx

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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Other important information which you will need to know about this property can be found at [reedsrains.co.uk](http://reedsrains.co.uk)