



OFFERS AROUND

£95,000

18a Mark Street
Newtownards
BT23 4DT



pinkertonsni.com

PINKERTONS

Sales, Lettings and Property Management

Charming Mid-Terrace in Newtownards Town Centre – Perfect for First-Time Buyers or Investors with Excellent Rental Potential

Situated in the heart of Newtownards town centre, this charming mid-terrace offers a blend of comfort and convenience. With two bedrooms and a bathroom upstairs, it's an ideal choice for first-time buyers or investors

seeking strong rental returns. Downstairs, a cosy living room flows into a bright kitchen with dining space, perfect for relaxation or hosting. The property is further enhanced by gas-fired central heating, double glazing

and its proximity to local amenities and transport links. This is a fantastic opportunity to take your first step onto the property ladder or add to your investment portfolio!



PROPERTY FEATURES



- Two Bedroom Mid Terrace Property
- Good Sized Lounge
- Kitchen With Range Of High And Low Level Units
- Two Bedrooms On First Floor Level
- Bathroom With Panelled Bath And Shower Above
- Gas Fired Central Heating
- uPVC Double Glazed Windows
- Enclosed Yard To Rear
- Ideal For First Time Buyer Or Investment
- Chain Free Property

THIS PROPERTY COMPRISES

Living Room
13'11" x 10'4"

Kitchen
13'10" x 7'1"

Bedroom 1
10'2" x 9'10"

Bedroom 2
7'5" x 9'1"

Bathroom
6'5" x 5'9"

Outside
Enclosed yard to rear

Directions
From High Street, turn right onto

Regent Street, then turn left onto Mary Street. Turn left onto Mark Street, property is on the left hand side.

REQUIRED INFO UNDER TRADING STANDARDS GUIDANCE

Tenure - Understood to be Freehold
Current rates - Understood to be approximately £616.75 per annum



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		64	68
(39-54) E			
(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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Comber & Newtownards:

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