



40 Abbot Gardens , Newtownards, BT23 8UL

Attention first time buyers and Property investors

This affordably priced end terrace home would make an ideal first time buy or buy to let investment purchase.

It benefits from uPVC double glazing, oil fired boiler and an electric range oven & hob.

The property offers 3 first floor bedrooms, two with built in storage cupboards, and a family bathroom whilst the ground floor offers a bright and spacious lounge, kitchen/diner and ground floor WC.

Externally there is a raised garden to the front (will require re-seeding) and an enclosed yard to the rear with paved patio area.

The property would benefit from some general TLC and redecoration, to suit individual tastes, and some new carpets to the stairs and landing to really give it a new lease on life but has been priced accordingly.

Offers Around £89,950

40 Abbot Gardens

, Newtownards, BT23 8UL



- End terraced home
- Kitchen with breakfast bar
- Oil fired central heating
- Affordable first home or Buy to let.
- 3 bedrooms
- Bathroom + ground floor WC
- Garden to front and paved yard to rear
- Lounge
- uPVC double glazing
- In need of some redecoration

Entrance

Porch

3'4x2'8 (1.02mx0.81m)

Lounge

17'9x11'6 (5.41mx3.51m)

Hallway

Kitchen/diner

17'9x14'9 (5.41mx4.50m)

WC

5'7x2'2 (1.70mx0.66m)

Landing

Bathroom

7'8x6'7 (2.34mx2.01m)

Bedroom 1

11'6x10 (3.51mx3.05m)

Bedroom 2

11'5x9'9 (3.48mx2.97m)

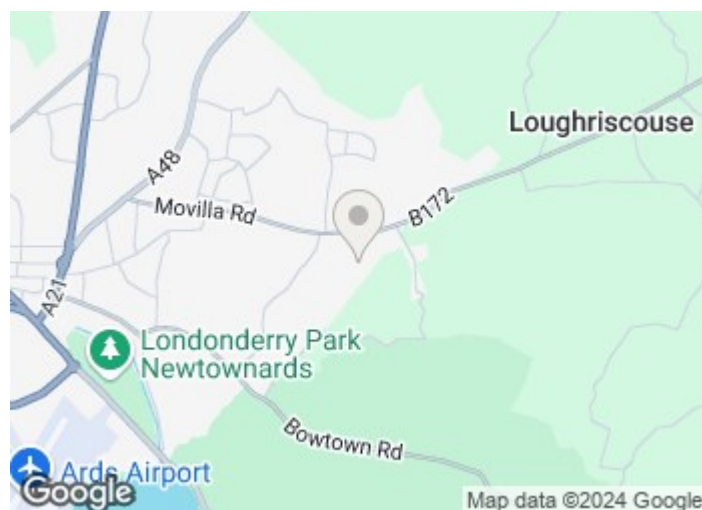
Bedroom 3

8'8x7'6 (2.64mx2.29m)

Outside

Tenure

Property misdescriptions

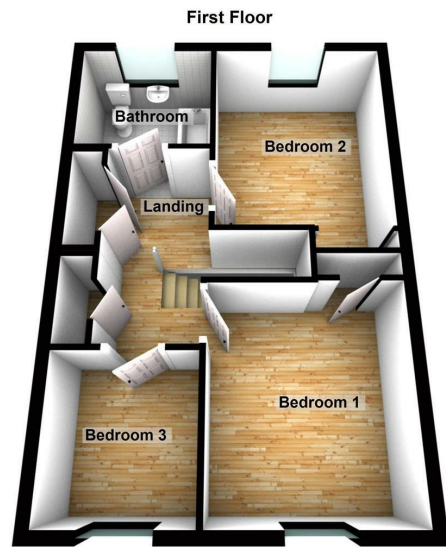
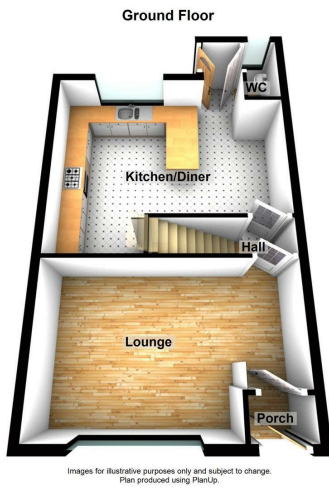


Directions

Travelling out of Newtownards along Movilla Road turn right into Abbot Drive, just past Abbey Primary School, then left into Abbot Gardens. Proceed to the end and turn left to where number 40 is 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	