

ULSTER PROPERTY SALES

# UPS

**NEWTOWNARDS BRANCH**

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Down, BT23 7HZ

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NETWORK STRENGTH - LOCAL KNOWLEDGE



**58 SHACKLETON WALK,  
NEWTOWNARDS, BT23 4RF**

**OFFERS AROUND £110,000**



Situated in Shackleton Walk of Newtownards, this mid-terrace house offers a delightful opportunity for both investors and first-time buyers alike. Boasting three good-sized bedrooms, each equipped with built-in storage, this property ensures ample space for comfortable living.

The property features a generously sized living area and kitchen, providing the perfect setting for entertaining guests. Whether you're looking to start your property investment journey or seeking a cosy first home, this residence is a promising choice.

Conveniently located and thoughtfully designed, this home invites early viewings to fully appreciate its potential. Don't miss the chance to make this inviting property your own - schedule a viewing today!



## Key Features

- Good Sized Three Bedroom Mid-Terrace Home
- Good Sized Living Room And Kitchen With Informal Dining Area
- uPVC Double Glazed Windows And Gas Fired Central Heating
- Three Bedrooms, All With Built In Storage
- Perfect Home For Investors Or First Time Buyers
- Enclosed Rear Garden With Outside Tap and Lights
- Located Close To Local Amenities and Main Arterial Routes
- Early Viewing Is Highly Recommended



### Accommodation Comprises:

#### Entrance Hall

Vinyl flooring.

#### Living Room

13'11" x 13'5"

Vinyl flooring.

#### Kitchen / Dining Area

9'9" x 11'7"

Range of high and low level units with laminate work surfaces, stainless steel single sink with mixer tap and built in drainer, built in dishwasher, space for fridge/freezer, space for cooker, stainless steel extractor fan and hood, partially tiled walls and tiled flooring.

#### Utility Room

4'7" x 10'0"

Tiled flooring, door through to enclosed rear garden.

#### First Floor

#### Landing

#### Bedroom 1

8'7" x 11'11"

Double bedroom, wood laminate flooring, built in storage.

#### Bedroom 2

10'4" x 9'7"

Double bedroom, wood laminate flooring, built in storage.

#### Bedroom 3

7'11" x 8'3"

Wood laminate flooring, built in storage.

#### Shower Room

White suite comprising low flush wc, corner wall mounted wash hand basin, tiled shower enclosure with overhead electric shower and glazed door, tiled walls and tiled flooring.

#### Shed

7'1" x 9'10"

Power and light.

#### Outside

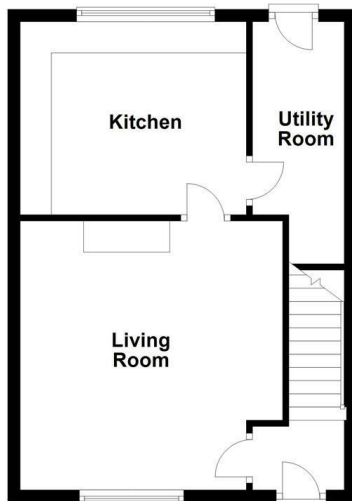
Front: Paved patio area.

Rear: Paved patio area, enclosed rear garden, outside tap and light.

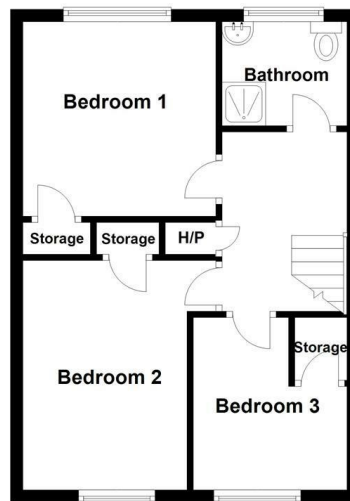




Ground Floor



First 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 PlanUp.

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			
(81-91) B			
(69-80) C		73	75
(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	

**58 Shackleton Walk**

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 028 91811444.

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.

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