



## 9 Benford Drive , Newtownards, BT23 8TH

"Attention first time buyers - This could be your ideal first step onto the property ladder..!"

A nicely presented semi detached home in a popular location with 3 bedrooms, all with built in storage, and a traditional ground floor layout with modern kitchen/diner to the rear and a lounge to the front, with feature fireplace. The property boasts a fully tiled bathroom, which includes both a bath and a separate shower, and benefits from Phoenix gas central heating ensuring instant heat and hot water.

Externally there is a large garage, extending to over 30 feet front to rear, which will appeal to a wide variety of buyers perhaps especially those with mechanical interests. The front garden is laid in lawn with a paved driveway and the rear garden is fully enclosed with mature trees. It has had some recent work done to improve but will require some finishing touches depending on personal preference.

The property further benefits from uPVC double glazing & fascia and a modern composite front door with matching side panel.

A great foundation from which to develop your first home so internal viewing is highly recommended.

**Offers Around £165,000**

# 9 Benford Drive

, Newtownards, BT23 8TH



- Nicely presented semi detached home
- Kitchen with dining area
- uPVC double glazing & fascia
- Excellent first home or fresh start
- 3 bedrooms (all with built in storage)
- Bathroom with bath & separate shower
- Phoenix gas central heating
- Lounge with feature fireplace
- Attached garage/workshop with paved driveway
- Gardens to front & rear in lawn

## Entrance

### Entrance hall

12'5x6 (3.78mx1.83m)

### Lounge

12'4x11'2 (3.76mx3.40m)

### Kitchen/diner

18'7x11'4 (5.66mx3.45m)

### Landing

### Bathroom

7'5x5'8 (2.26mx1.73m)

### Bedroom 1

11'7x10'10 (3.53mx3.30m)

### Bedroom 2

10'10x10'4 (3.30mx3.15m)

### Bedroom 3

9'6x7'6 (2.90mx2.29m)

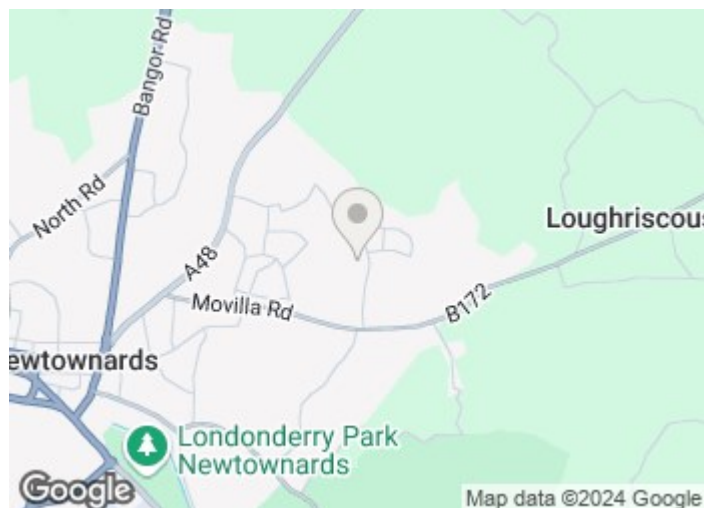
### Garage

30'9x10'10 (9.37mx3.30m)

### Outside

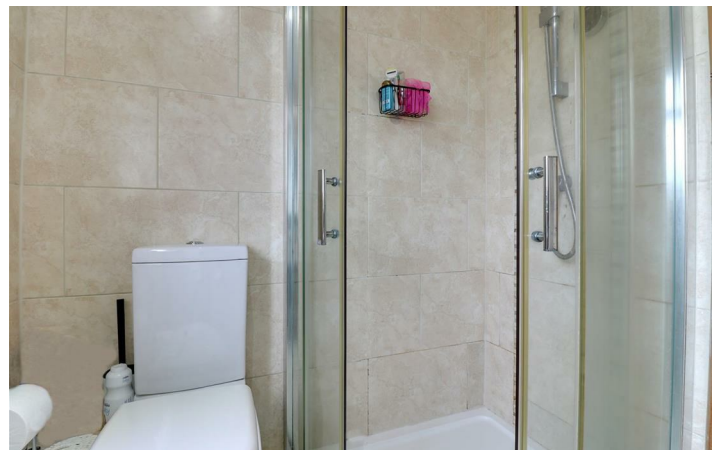
### Tenure

### Property misdescriptions

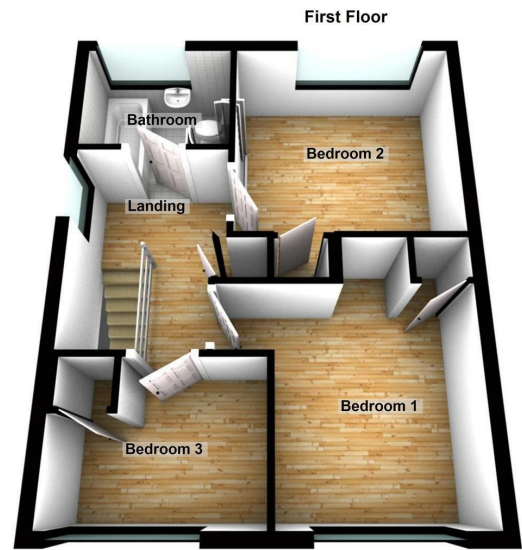
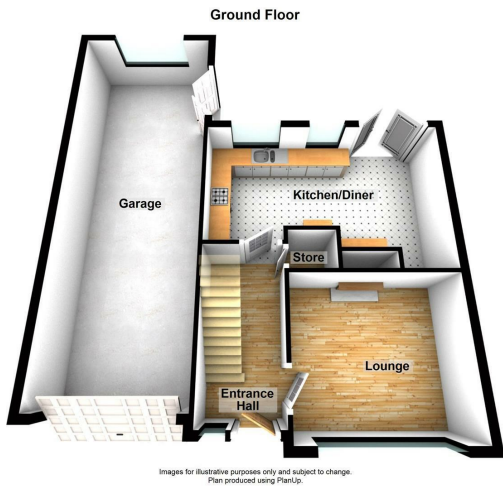


### Directions

Travelling out of Newtownards along Movilla Road turn left into Stratheden Heights then 5th left into Benford Drive and number 9 is on the right.



# 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 <sub>2</sub> ) Rating		Current	Potential
Very energy efficient - lower running costs	(92 plus) <b>A</b>			Very environmentally friendly - lower CO <sub>2</sub> emissions	(92 plus) <b>A</b>		
(81-91) <b>B</b>				(81-91) <b>B</b>			
(69-80) <b>C</b>				(69-80) <b>C</b>			
(55-68) <b>D</b>				(55-68) <b>D</b>			
(39-54) <b>E</b>				(39-54) <b>E</b>			
(21-38) <b>F</b>				(21-38) <b>F</b>			
(1-20) <b>G</b>				(1-20) <b>G</b>			
Not energy efficient - higher running costs				Not environmentally friendly - higher CO <sub>2</sub> emissions			
		68	73				
Northern Ireland		EU Directive 2002/91/EC		Northern Ireland		EU Directive 2002/91/EC	

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