

Tim Martin
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**57 Railway Street
Comber
BT23 5HG**

**Offers Around
£127,500**

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SUMMARY

This mid terrace property is ideally located and having been recently redecorated, leaves nothing to do only unpack and move in.

The spacious lounge benefits from lots of natural light and a feature fireplace and opens into the kitchen which provides access to the enclosed rear yard. Upstairs, the property offers two well-proportioned bedrooms. The generous bathroom is modern and well-maintained with a large storage cupboard. A floored roof space, with large Fakro window and eaves storage, is accessible via a Slingsby type ladder from the landing.

The enclosed rear yard offers a private and secure outdoor space that requires minimal maintenance. It's ideal for those who enjoy spending time outdoors without extensive upkeep.

The property is conveniently located within walking distance to local shops and schools with public transport links on your doorstep, providing easy access to Belfast and surrounding areas.

This beautiful home is ideal for a first time buyer, investor or those looking to downsize.

FEATURES

- Open Viewing: Friday, 01 November 2024 1pm-2pm
- Recently Redecorated Throughout
- Spacious Lounge with Feature Fireplace
- Kitchen with Access to Rear yard
- 2 Bedrooms
- Large Floored Roofspace Access Via Slingsby Type Ladder
- Easily Maintained Enclosed Rear Yard
- Within Walking Distance of Comber Shops and Schools
- Public Transport on the Doorstep
- Gas Fired Central Heating and Double Glazing

Entrance Porch

Vinyl floor.

Entrance Hall

Wood laminate flooring.

Lounge

20'0 x 10'5 (6.10m x 3.18m)

Hole in the wall fireplace with slate hearth and wooden mantle; TV aerial and telephone connection point; under stairs storage cupboard (light).

Kitchen

10'0 x 8'2 (3.05m x 2.49m)

Range of wood laminate high and low level cupboards and drawers with feature glazed display cupboards; single drainer stainless steel sink unit with swan neck mono mixer taps; formica worktop; Indesit double oven with 4 ring ceramic hob; light and extractor fan over; space for fridge / freezer and washing machine; Valliant gas fired boiler; ceramic tiled floor; door to rear.

Stairs to First Floor / Landing**Bedroom 1**

14'1 x 9'9 (4.29m x 2.97m)

(Minimum Measurements)

Bedroom 2

9'8 x 7'2 (2.95m x 2.18m)

Bathroom

10'0 x 8'2 (3.05m x 2.49m)

White suite comprising panel bath with telephone shower attachment and Redring Bright electric shower and telephone shower attachment over; glass shower screen; pedestal wash hand basin; dual flush WC; extractor fan; part tiled walls; vinyl floor; storage cupboard (fully shelved).

Roofspace

14' x 12'6 (4.27m x 3.81m)

Accessed by a Slingsby type ladder

Floored; Fakro ceiling window; fluorescent light; under eaves storage.

Gardens

Stoned area to front with brick pavia to front door.

Enclosed rear garden finished in tarmac for easy maintenance; gate to rear walkway.

Tenure

Leasehold

Ground Rent

£60 per annum

Capital / Rateable Value

£100,000. Rates Payable £913.70 per annum (approximately)



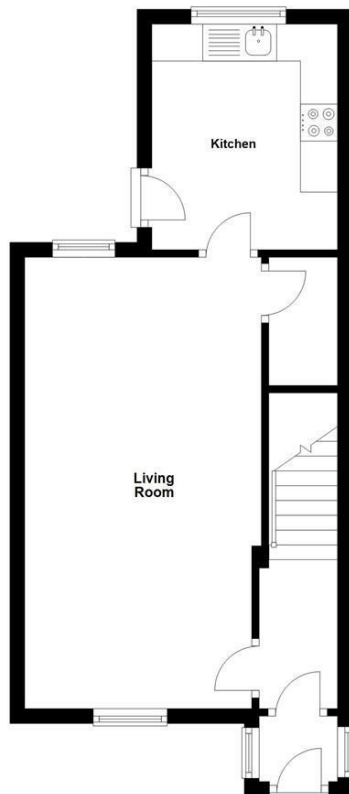






Ground Floor

Approx. 34.7 sq. metres (374.0 sq. feet)



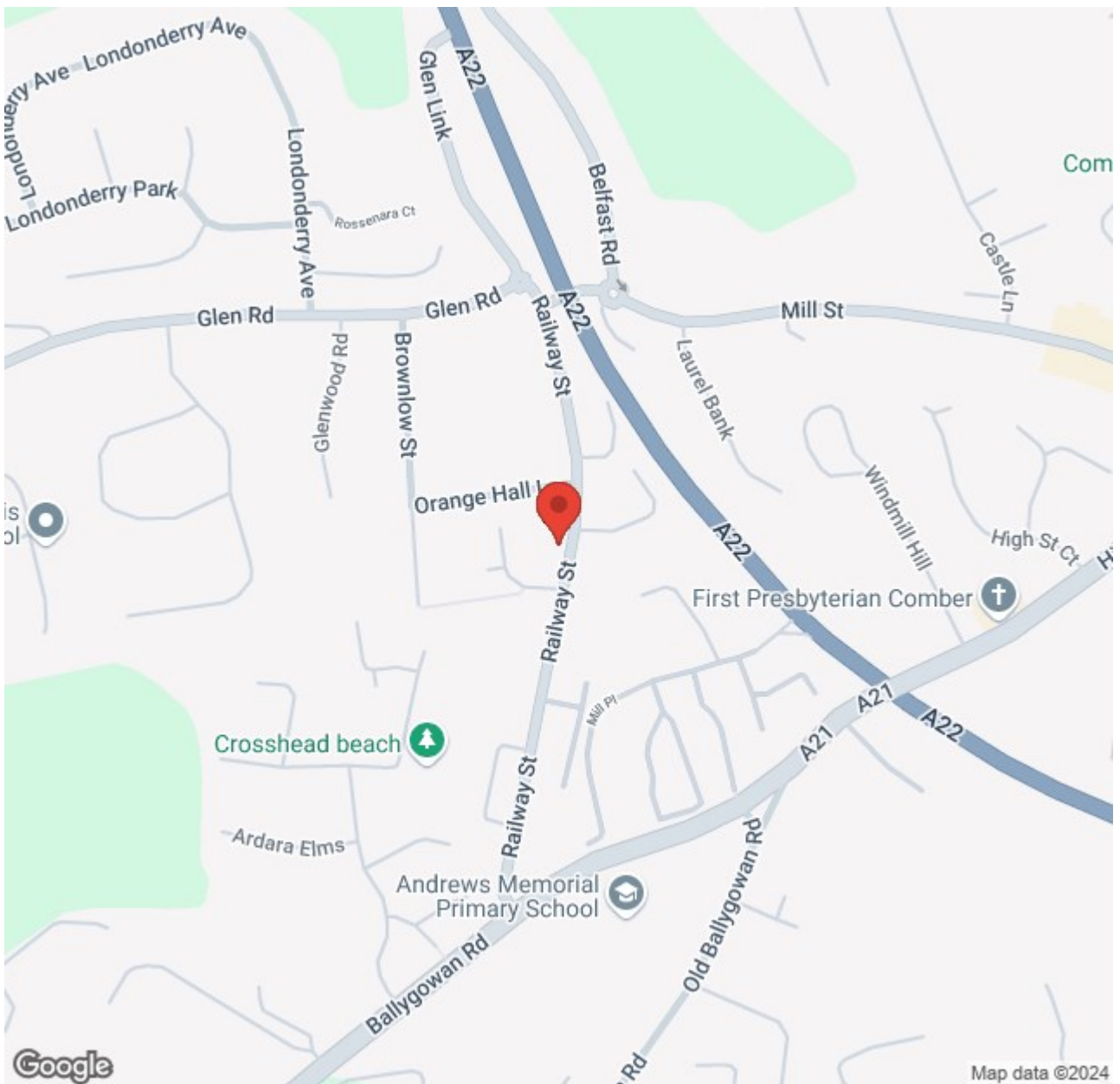
First Floor

Approx. 33.7 sq. metres (362.8 sq. feet)



Photography and Floor Plans by housefyini.co.uk
Plan produced using PlanUp.

57 Railway Street, Comber



Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus)	A		
(81-91)	B		
(69-80)	C		
(55-68)	D	67	68
(39-54)	E		
(21-38)	F		
(1-20)	G		
Not energy efficient - higher running costs			

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