



## 17 Benford Park , Newtownards, BT23 8TJ

\*\*\*Attention first time buyers\*\*\*

We're delighted to bring another 3 bed semi detached home to the market in the Benford area of Newtownards. These properties make excellent first time homes giving you everything that you need yet still within a modest budget.

This particular property has been updated and nicely presented by its present owners and is "walk in" ready. It offers 3 bedrooms, all with built in storage, a modern bathroom, a bright and airy lounge and a pleasant kitchen with dining area. It benefits from uPVC double glazing and fascia and Phoenix gas central heating.

Externally there is a fully enclosed and generous garden to the rear in lawn with raised, planted beds and tiled terrace plus an additional garden to the front with recently planted hedge and tarmac parking area.

All in all, great value for money and internal viewing is recommended.

**Offers Around £159,950**

# 17 Benford Park

, Newtownards, BT23 8TJ



- Nicely presented semi detached home
- Kitchen with breakfast bar & dining area
- uPVC double glazing & fascia
- Excellent first home or fresh start
- 3 bedrooms (all with built in storage)
- Modern bathroom
- Gardens to front & rear in lawn with planted beds
- Lounge
- Phoenix gas central heating
- Tarmac driveway

## Entrance

### Entrance hall

12'8x6 (3.86mx1.83m)

### Lounge

12'3x11'6 (3.73mx3.51m)

### Kitchen/diner

18'6x10'4 (5.64mx3.15m)

### Landing

### Bathroom

7'8x6 (2.34mx1.83m)

### Bedroom 1

10'10x11'2 (3.30mx3.40m)

### Bedroom 2

10'6x10 (3.20mx3.05m)

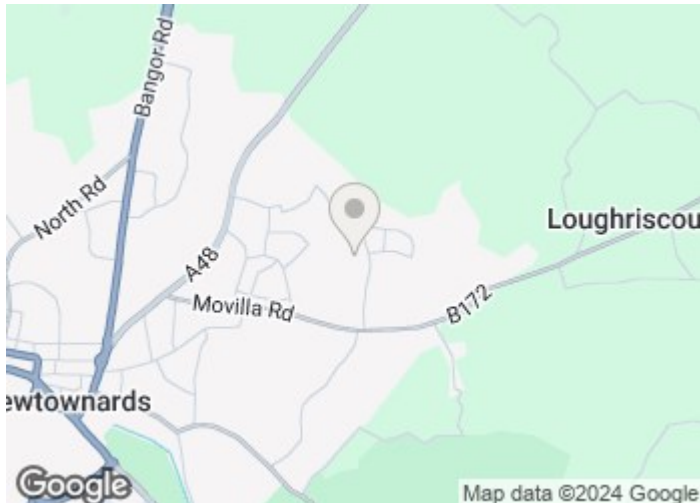
### Bedroom 3

9'6x7'5 (2.90mx2.26m)

### Outside

### Tenure

### Property misdescriptions

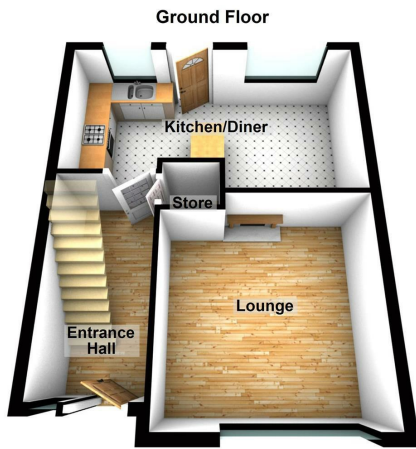


### Directions

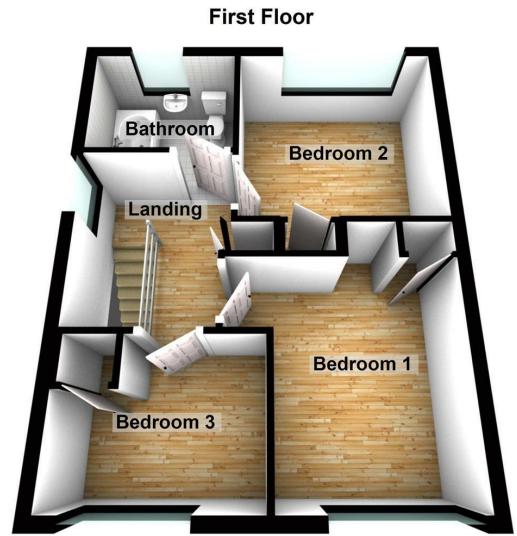
Travelling out of Newtownards along Movilla Road turn left into Stratheden Heights then 5th left into Benford Drive. Follow the road around to the right into Benford Park and number 17 is on the left.



# Floor Plan



Images for illustrative purposes only and subject to change.  
Plan produced using PlanUp.



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