



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

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, 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)

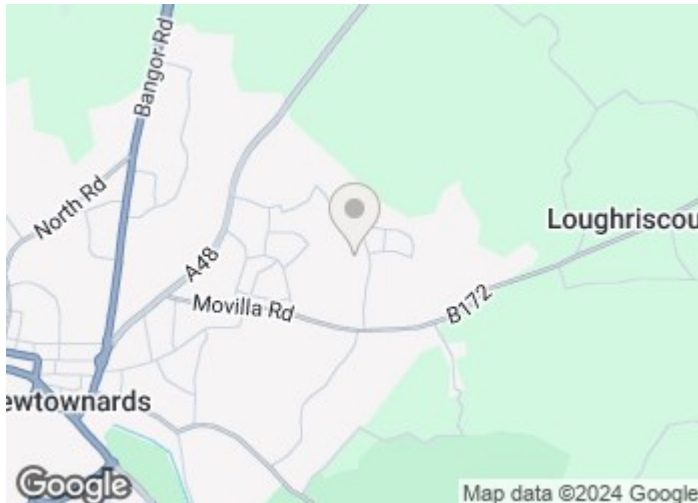
Bedroom 3

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

Outside

Tenure

Property misdescriptions

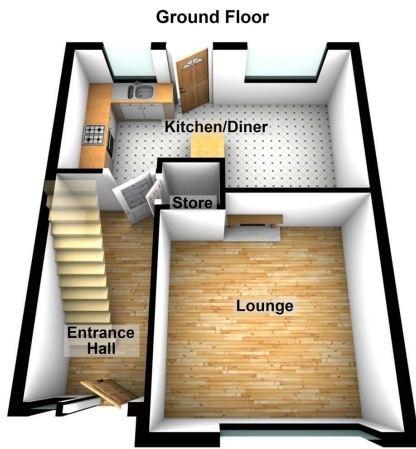


Directions

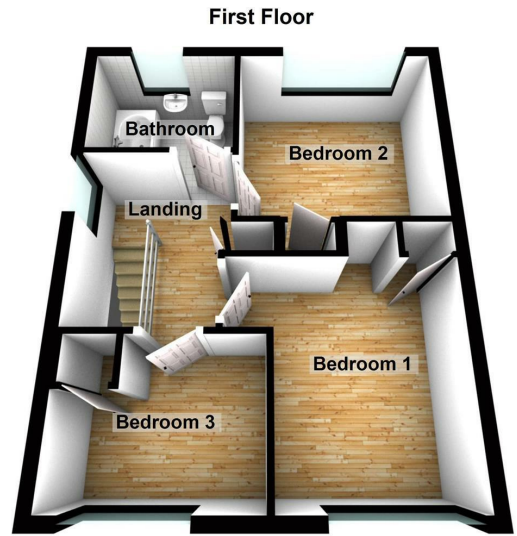
Travelling out of Newtownards along Movilla Road turn left into Stratheden Heights then 5th left into Benford Drive. Follow the road around to the right into Benford Park and number 17 is on the left.



Floor Plan



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



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
Very energy efficient - lower running costs	(92 plus) A			Very environmentally friendly - lower CO ₂ emissions	(92 plus) A		
(81-91) B				(81-91) B			
(69-80) C				(69-80) C			
(55-68) D				(55-68) D			
(39-54) E				(39-54) E			
(21-38) F				(21-38) F			
(1-20) G				(1-20) G			
Not energy efficient - higher running costs				Not environmentally friendly - higher CO ₂ emissions			
Northern Ireland		75	75	Northern Ireland			
	EU Directive 2002/91/EC				EU Directive 2002/91/EC		