



34 Edith Helen Road , Newtownards, BT23 8HG

Set on an elevated site with excellent views across Newtownards town towards Strangford Lough and Scrabo Tower, this semi detached home has been well cared for by its current long term owner but will now require some modernisation and upgrading to prepare it for the next stage of its life.

It offers 3 first floor bedrooms plus a bathroom and separate WC. The ground floor offers a lounge and separate dining room, both with tiled fireplaces, and a kitchen.

The property benefits from uPVC double glazing and oil fired central heating whilst, externally, there are mature gardens in lawns to both front and rear with paved patio, tarmac driveway, mature hedges and metal gates.

The property has been priced to allow the new purchaser to modernise and redecorate to their own taste and standard and should be viewed with that in mind.

Offers Around £159,950

34 Edith Helen Road

, Newtownards, BT23 8HG



- Well maintained semi detached home
- Elevated site with views of Strangford Lough & Scrabo Tower
- 3 bedrooms
- Lounge with tiled fireplace
- Dining room with tiled fireplace
- Kitchen
- Separate bathroom & WC
- uPVC double glazing - Oil fired central heating
- Gardens to front & rear in lawn with tarmac driveway
- Priced to allow for modernisation

Entrance

Entrance hall

13'8x7'9 (4.17mx2.36m)

Lounge

12'5x10'6 (3.78mx3.20m)

Dining room

10'5x10'3 (3.18mx3.12m)

Kitchen

11x9'9 (3.35mx2.97m)

Landing

Bathroom

5'9x5'1 (1.75mx1.55m)

WC

5'1x2'9 (1.55mx0.84m)

Bedroom 1

11'4x10'5 (3.45mx3.18m)

Bedroom 2

10'6x10'5 (3.20mx3.18m)

Bedroom 3

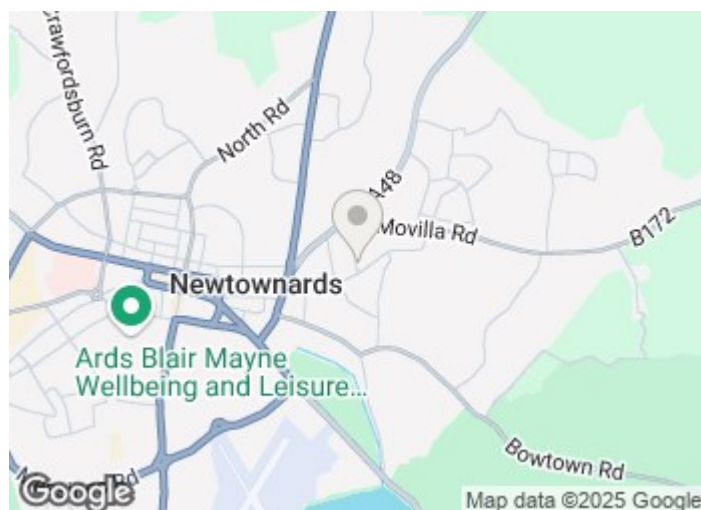
9'11x7'6 (3.02mx2.29m)

Outside

Tenure

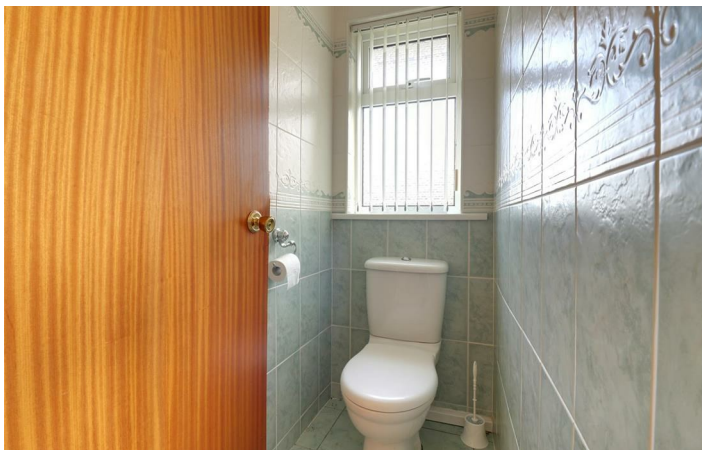
NOTE TO BUYERS

Property misdescriptions

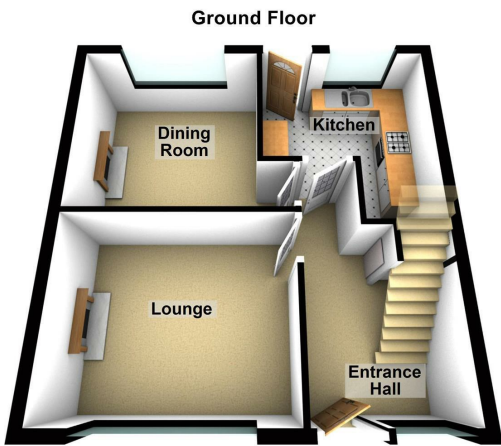


Directions

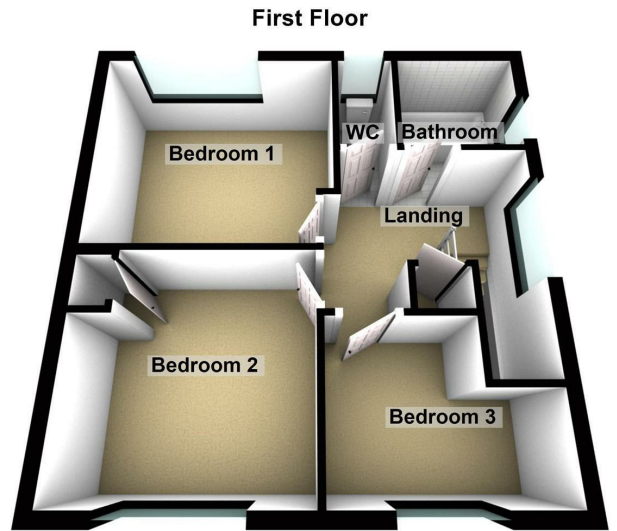
Travelling out of Newtownards along Movilla Road turn right into Edith Helen Road (opposite Ray Grahams). Number 34 is the last house on the left.



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				Very environmentally friendly - lower CO ₂ emissions			
(92 plus) A				(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		EU Directive 2002/91/EC		Northern Ireland		EU Directive 2002/91/EC	