




54 Circular Road, Newtownards,
County Down, BT23 4BN

Asking Price: £129,950

 **Reeds Rains**

reedsrains.co.uk

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EPC Rating: TBC

Description

Reeds Rains are delighted to present for sale this immaculately presented End terrace property positioned on the popular Circular Road in Newtownards.

Conveniently located adjacent to Ards Shopping Centre and within walking distance of Newtownards town Centre this home will appeal to an array of purchasers from first time buyers to investors.

Internally the property comprises on the ground floor of an entrance hall, living room, kitchen and separate utility. Upstairs there are three bedrooms and a shower room in white suite.

The property is further enhance with oil fired central heating and double glazing.

To arrange your private appointment please contact our Newtownards office on 028 9181 4144.

Entrance Hall

uPVC front door, ceramic tiled floor, built in storage cupboard.

Living Room

13'4" x 12'4" (4.06m x 3.76m)
Laminate wooden floor.

Kitchen / Dining

12'6" x 9'9" (3.8m x 2.97m)
Single drainer stainless steel sink unit with mixer taps, excellent range of high and low level units with laminated work surfaces, built in oven and 4 ring ceramic hob, stainless steel extractor fan, integrated dishwasher, integrated fridge/ freezer, part tiled walls, ceramic tiled floor.

Utility Room

6'2" x 5'9" (1.88m x 1.75m)
Range of units, plumbed for washing machine

and space for dryer, ceramic tiled floor, uPVC double glazed door to rear garden.

First Floor Landing

Bedroom 1

12'1" x 9'7" (3.68m x 2.92m)
Laminate wooden floor, built in robe.

Bedroom 2

11'1" x 8'11" (3.38m x 2.72m)
Laminate wooden floor, built in robe, hot press.

Bedroom 3

9'2" x 8'6" (2.8m x 2.6m)
Laminate wooden floor.

Shower Room

7'5" x 5'5" (2.26m x 1.65m)
White suite comprising: Fully tiled built in shower cubicle with electric shower, low flush WC, vanity wash hand basin with mixer taps, ceramic tiled floor, tiled walls and recessed spotlighting.

Gardens

Front garden in lawns.

Rear garden fully enclosed in lawns and patio, garden shed.

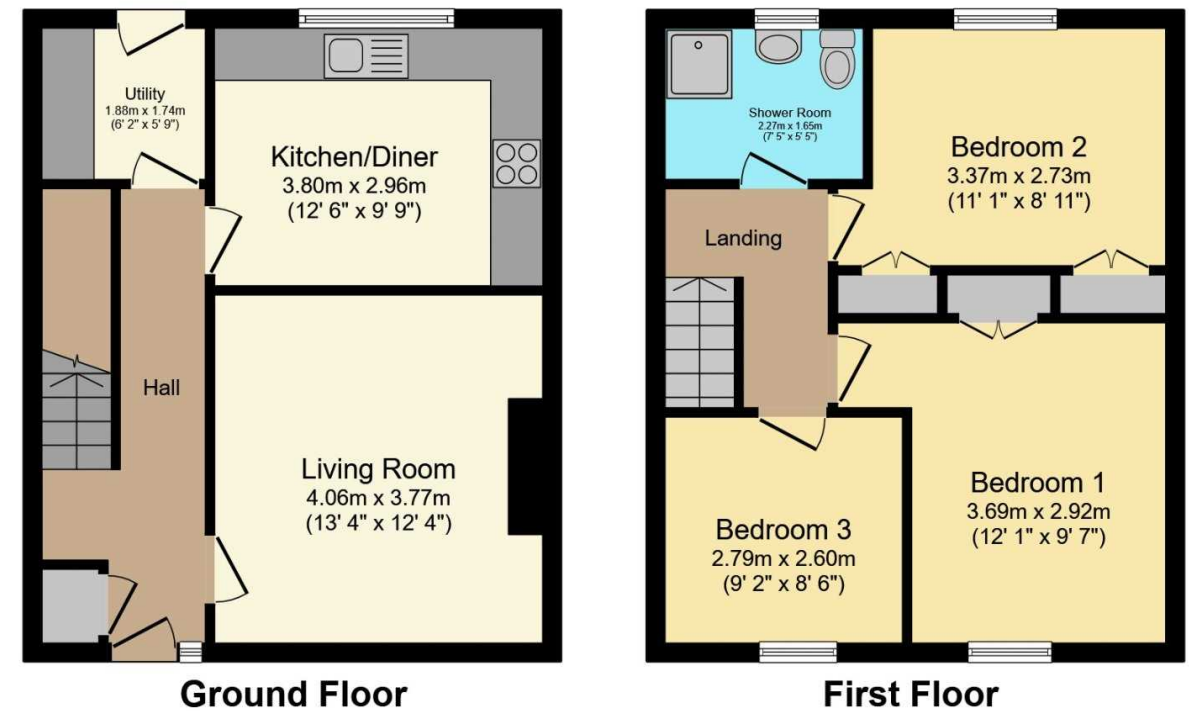
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All Measurements
All Measurements are Approximate.

Laser Tape Clause
All measurements have been taken using a laser tape measure and therefore, may be subject to a small margin of error.

Floorplan Clause
Measurements are approximate. Not to Scale. For illustrative purposes only.

For full EPC please contact the branch.



Total floor area 81.2 m² (874 sq.ft.) approx

This floor plan is for illustrative purposes only. It is not drawn to scale. Any measurements, floor areas (including any total floor area), openings and orientation are approximate. No details are guaranteed, they cannot be relied upon for any purpose and they do not form part of any agreement. No liability is taken for any error, omission or misstatement. A party must rely upon its own inspection(s).
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