



ASKING PRICE

£215,000

22 Little Enler Lane
Comber
BT23 5ZW



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PINKERTONS

Sales, Lettings and Property Management

Stylish Three Bedroom Semi-Detached Home with Countryside Views in Enler Village

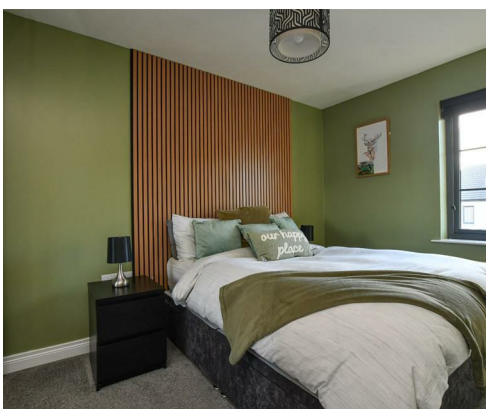
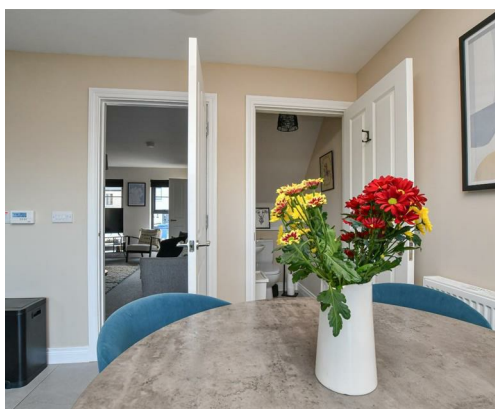
Nestled in the sought-after Enler Village development, this delightful three bedroom semi-detached home offers modern living in a tranquil setting. Featuring a contemporary kitchen, convenient downstairs WC,

and an upstairs bathroom with a shower over the bath, it's designed for comfort and practicality. The enclosed rear garden, complete with charming planting and a sunlit patio, is perfect for relaxing or entertaining. With open

countryside views to the rear, this home combines scenic beauty with a welcoming community feel. Perfect for families or first-time buyers, it's an opportunity not to be missed!



PROPERTY FEATURES



- Three Bed Semi-Detached In A Popular Residential Area
- Bright Lounge
- Spacious Kitchen With Dining Area
- Downstairs WC
- Three Bedrooms
- Family Bathroom
- Patio Doors To An Enclosed Rear Garden
- Gas Fired Central Heating
- Off Street Parking
- Excellent For First Time Buyers

THIS PROPERTY COMPRISES

Hallway

4'11" x 5'4"

Living Room

12'4" x 17'3"

Kitchen

16'2" x 8'10"

Bathroom

5'5" x 3'5"

Bedroom 1

13'1" x 8'2"

Bedroom 2

12'5" x 8'2"

Bedroom 3

7'6" x 8'10"

Storage

2'8" x 3'9"

Bathroom

7'6" x 7'2"

Landing

10'1"x7'6"

Storage

2'4" x 3'9"

Outside Front

Off Street Parking to the front

Outsider Rear

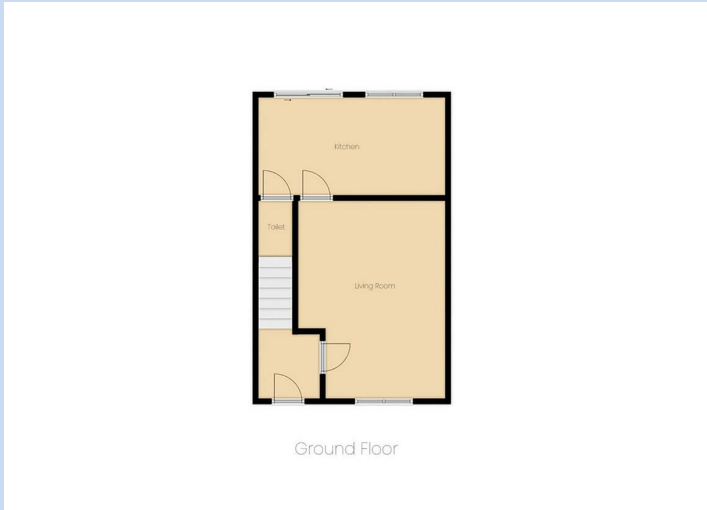
Patio and garden to rear

REQUIRED INFO UNDER TRADING STANDARDS GUIDANCE

Tenure - Understood to be leasehold
Management fees - Approx £120 per annum

Rates - Understood to be approximately £1,096.44 per annum

FLOOR PLANS



Energy Efficiency Rating

The rating for this property is:

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			
(81-91) B		82	82
(69-80) C			
(55-68) D			
(39-54) E			
(21-38) F			
(1-20) G			
Not energy efficient - higher running costs			
Northern Ireland		EU Directive 2002/91/EC	

* For your information: The UK average rating is 'E50'.



DO YOU NEED TO SELL?

If you need to sell to fund your purchase we are pleased to advise our valuations are free. Contact one of our branches today to find out what your home is worth and why you should sell with Pinkertons.

WILL YOU NEED A MORTGAGE?

If you do speak to our team who will be happy to recommend an independent mortgage broker to help you get the mortgage you need for the house you want.

LETTINGS & PROPERTY MANAGEMENT

We have the UK's Best Property Management team and Northern Ireland's Best Lettings Department. If you need to let or rent a property you should speak with them first!



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