



## 160 Upper Greenwell Street , Newtownards, BT23 8LY

Located just a short distance from Ards town centre, this mid terrace, ex-housing executive terraced property would make an ideal first home or buy to let investment purchase. The property follows a traditional layout with 3 first floor bedrooms, each with built in storage cupboards, and a family bathroom, with white suite. The ground floor comprises a lounge, with feature polished stone fireplace, and a relatively modern kitchen/diner. It benefits from uPVC double glazing & fascia and Phoenix gas central heating. Externally there is a small garden to the front and an enclosed paved yard to the rear.

Overall, once the bedroom carpets are removed, a bit of wall paper striped, some fresh paint added, you'll have a great home or steady rental income.

\*\*\*Please read the buyers notes prior to requesting an appointment to view.\*\*\*

**Offers Around £115,000**

# 160 Upper Greenwell Street , Newtownards, BT23 8LY



- Terraced home
- Kitchen/diner
- Phoenix gas central heating
- Excellent first time buy or buy to let purchase
- 3 bedrooms
- Bathroom
- Garden to front
- Lounge with feature polished stone fireplace.
- uPVC double glazing & fascia
- Enclosed paved yard to rear

## Entrance

## Entrance hall

## Lounge

14'4x13'11 (4.37mx4.24m)

## Kitchen/diner

17'5x10'2 (5.31mx3.10m)

## Landing

## Bathroom

6'6x5'5 (1.98mx1.65m)

## Bedroom 1

12x10'9 (3.66mx3.28m)

## Bedroom 2

10'9x10'3 (3.28mx3.12m)

## Bedroom 3

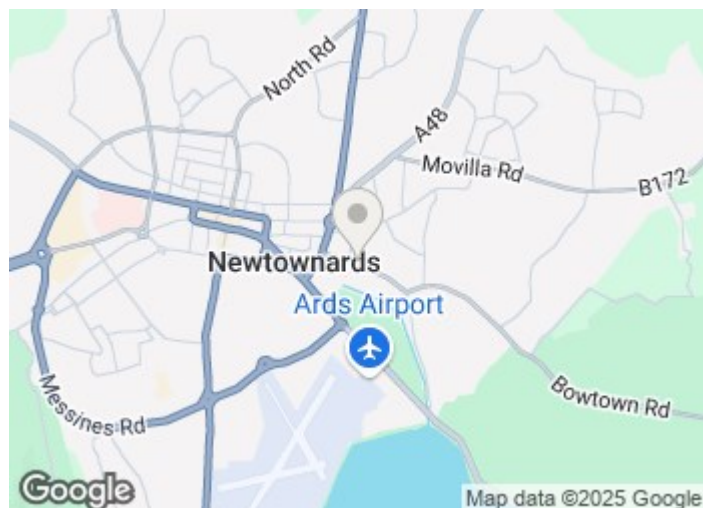
9x8'4 (2.74mx2.54m)

## Outside

## Buyers notes

## Tenure

## Property misdescriptions



## Directions

Travelling out of Newtownards along Upper Greenwell Street number 160 is on the right.



# Floor Plan



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 <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		74	75	Very environmentally friendly - lower CO <sub>2</sub> emissions (82 plus) <b>A</b> (61-81) <b>B</b> (49-60) <b>C</b> (35-48) <b>D</b> (28-54) <b>E</b> (21-38) <b>F</b> (11-20) <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	