



52 Abbot Crescent , Newtownards, BT23 8UD

With affordable homes in short supply we're delighted to offer this mid terraced property for sale which may particularly appeal to first time buyers or Buy to let investors. The property follows a traditional layout and offers 3 first floor bedrooms (2 with built in storage cupboards plus a landing with spacious storage cupboards), a family bathroom, a ground floor lounge and a kitchen/diner with WC to the rear. It benefits from uPVC double glazing and oil fired central heating. There is a small garden to the front in lawn and an enclosed yard to the rear with block built storage shed. All in all a great affordable home which just requires a little TLC and a modest budget in order to create a lovely first home or buy to let investment to add to your portfolio.

Offers Around £95,000

52 Abbot Crescent

, Newtownards, BT23 8UD



- Mid terraced home
- Kitchen with dining area
- uPVC double glazing
- Affordable first home or Buy to let purchase.
- 3 bedrooms
- Family bathroom + ground floor WC
- Oil fired central heating
- Lounge with tiled fireplace
- Block built storage shed to rear
- Garden to front in lawn and paved yard to rear

Entrance

Porch

3'4x3 (1.02mx0.91m)

Lounge

17'10x11'6 (5.44mx3.51m)

Kitchen/diner

17'8x11'5 (5.38mx3.48m)

Rear porch

3x3 (0.91mx0.91m)

WC

6x2'5 (1.83mx0.74m)

Landing

Bathroom

7'4x6'5 (2.24mx1.96m)

Bedroom 1

11'6x10'5 (3.51mx3.18m)

Bedroom 2

11'4x10 (3.45mx3.05m)

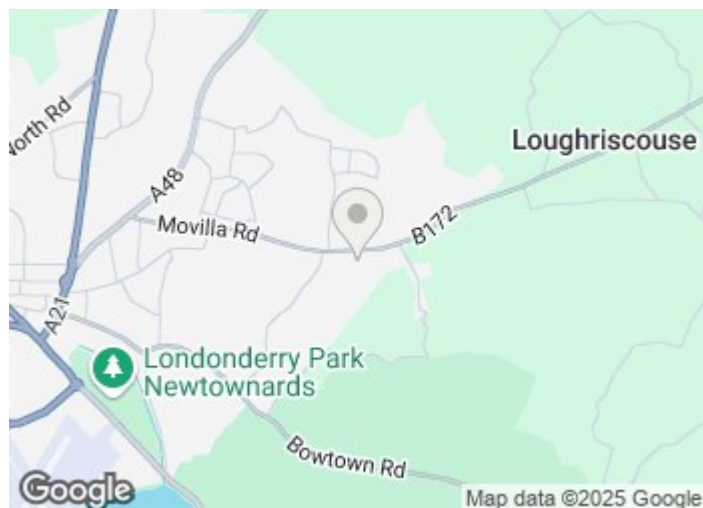
Bedroom 3

8'8x7'2 (2.64mx2.18m)

Outside

Tenure

Property misdescriptions

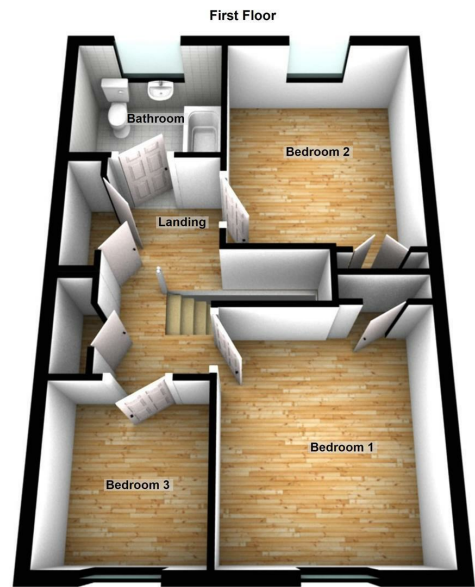
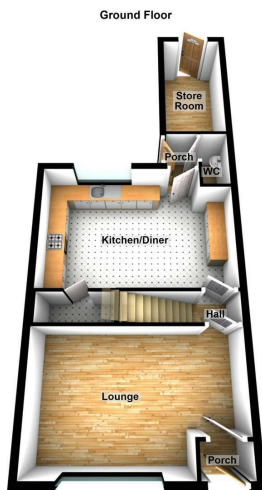


Directions

Travelling out of Newtownards along Movilla Road turn right into Abbot Drive then left into Abbot Gardens. Turn left into Abbot Crescent and follow the road around to where number 52 is on the left.



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 ₂) Rating	Current	Potential
<p>Very energy efficient - lower running costs</p> <p>(92 plus) A</p> <p>(81-91) B</p> <p>(69-80) C</p> <p>(55-68) D</p> <p>(39-54) E</p> <p>(21-38) F</p> <p>(1-20) G</p> <p>Not energy efficient - higher running costs</p>			<p>Very environmentally friendly - lower CO₂ emissions</p> <p>(92 plus) A</p> <p>(81-91) B</p> <p>(69-80) C</p> <p>(55-68) D</p> <p>(39-54) E</p> <p>(21-38) F</p> <p>(1-20) G</p> <p>Not environmentally friendly - higher CO₂ emissions</p>		
Northern Ireland	EU Directive 2002/91/EC		Northern Ireland	EU Directive 2002/91/EC	