



OFFERS AROUND

**£210,000**

22 Thornleigh Avenue  
Newtownards  
BT23 8TQ



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**PINKERTONS**

Sales, Lettings and Property Management



## Charming Three Bedroom Detached Bungalow in Stratheden Area of Newtownards

Nestled in the sought-after Stratheden area of Newtownards, this delightful three bedroom detached bungalow offers comfortable living in a peaceful cul-de-sac. The property boasts a bright and spacious lounge featuring an electric stove, perfect for relaxing evenings. A separate dining room provides an ideal space for family meals or

entertaining guests.

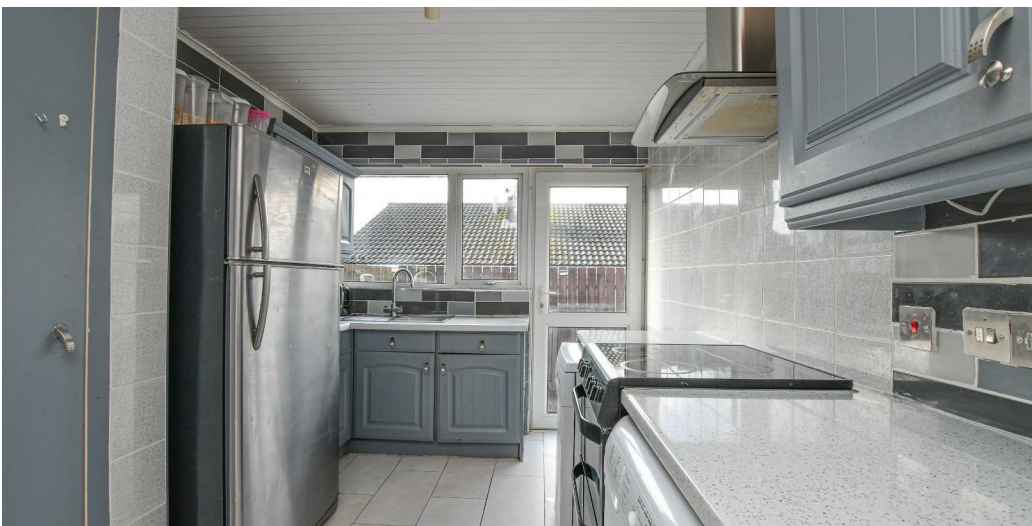
The kitchen leads to an enclosed rear garden, offering privacy and a secure outdoor area. With three bedrooms, this home is perfect for a range of buyers, from growing families to downsizers.

Situated in a quiet yet convenient location, the property enjoys easy access to local amenities, schools, and transport links. Whether you're looking for a comfortable family home or a peaceful retreat, this charming bungalow ticks all the boxes. Don't miss out—book a viewing today!





# PROPERTY FEATURES



- Detached Bungalow In Popular Residential Location
- Spacious Living Room With Feature Fireplace
- Bright Dining Room
- Kitchen With Range of Units And Access To Rear Garden
- Three Bedrooms, One With Built In Storage
- Family Bathroom With Shower Above Bath
- Fully Enclosed Rear Garden Laid In Lawn
- Driveway For Multiple Vehicles
- Oil Fired Central Heating And uPVC Double Glazed Window
- Situated Close To Local schools, Shops And transport Links This Property Offers Both Convenience And Modern Living

















## THIS PROPERTY COMPRISES

**Hallway**  
7'9" x 4'7"

**Living Room**  
13'9" x 13'9"

**Dining Room**  
9'5" x 8'3"

**Kitchen**  
13'1" x 8'3"

**Storage**  
3'8" x 2'9"

**Bathroom**  
9'6" x 6'2"

**Storage**  
3'8" x 2'9"

**Hallway**  
10'7" x 6'6"

**Bedroom 1**  
13'1" x 8'11"

**Bedroom 2**  
11'3" x 8'11"

**Storage**  
8'11" x 2'3"

**Bedroom 3**  
10'4" x 8'5"

**Storage**  
5'1" x 1'11"

**Storage**  
5'1" x 1'11"

### REQUIRED INFO UNDER TRADING STANDARDS GUIDANCE

Tenure - Understood to be

leasehold  
Ground Rent - Understood to be approximately £140 per annum  
Rates - Understood to be approximately £1142.13 per annum

**Directions**  
Located off Movilla Road.

# FLOOR PLANS



## Energy Efficiency Rating

The rating for this property is:

Energy Efficiency 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			
		53	68
<b>Northern Ireland</b>		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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