

ULSTER PROPERTY SALES

# UPS

**NEWTOWNARDS BRANCH**

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NETWORK STRENGTH - LOCAL KNOWLEDGE



**70 LINLEY DRIVE, COMBER,  
NEWTOWNARDS, BT23 5DD**

**OFFERS OVER £134,950**



Situated in Linley Drive in Comber, this charming mid-terrace house presents a wonderful opportunity for those seeking a property with great potential.

Boasting one reception room, three bedrooms, and one bathroom and guest w.c, this property offers ample space for comfortable living. The open plan kitchen and dining area provide a great space with plenty of room for your appliances.

This property is situated in a popular residential area that is conveniently close to amenities, schools, and major routes, making it an ideal location for a variety of lifestyles.

Whether you are looking to downsize, invest, or step onto the property ladder for the first time, this home is sure to appeal to a range of buyers and offers great potential for modernisation.

With its prime location and potential for transformation, early viewing is highly recommended to fully appreciate the possibilities this property holds. Early booking is recommended to avoid disappointment.



## Key Features

- Mid-Terrace Property In Need Of Some Modernisation In Popular Residential Area, Close To Amenities, Schools And Arterial Routes
- Open Plan Kitchen/Dining Room With Space For Appliances
- Bright And Spacious Living Room Space
- Three Well Proportioned Bedrooms With Built In Storage
- Family Bathroom Comprising Of White Suite And Downstairs W.C
- Oil Fired Central Heating And Double Glazed Windows
- Fully Enclosed Rear Garden
- Early Viewing Recommended, Appealing To Downsizers, Investors And First Time Buyers Alike.



### Accommodation

#### Comprises:

#### Entrance Hall

Wood laminate flooring and under stair storage.

#### Living Room

13'5" x 13'6"

Wood laminate flooring.

#### Kitchen

16'8" x 9'0"

Range of high and low level units, laminate work surfaces, stainless steel sink with mixer tap and drainer, space for oven, space for fridge freezer, plumbed for washing machine, part tiled walls, laminate flooring, space for dining.

#### Rear Hall

Wood laminate flooring and built in storage.

#### WC

White suite comprising low flush wc, wall mounted wash hand basin with mixer tap and tiled floor.

#### First Floor

#### Landing

Access to hot press.

#### Bedroom 1

9'8" x 14'7"

Double bedroom, storage.

#### Bedroom 2

14'2" x 8'9"

Double bedroom, built in storage.

#### Bedroom 3

11'9" x 11'7"

Built in storage.

#### Shower Room

White suite comprising shower cubicle with overhead shower and sliding shower doors, pedestal wash hand basin with mixer tap, PVC wall panels and vinyl floor.

#### WC

Low flush wc, vinyl floor and tiled walls.

#### Outside

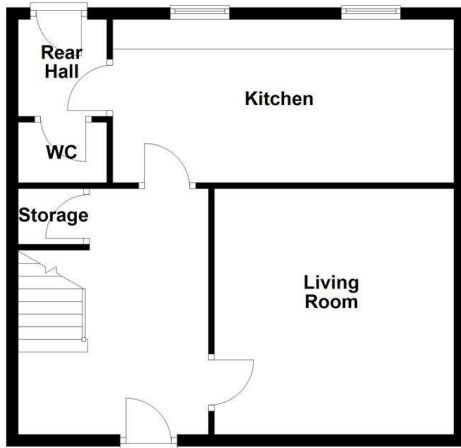
Front: Paved walkway, area in stone and mature tree.

Rear: Paved walkway.

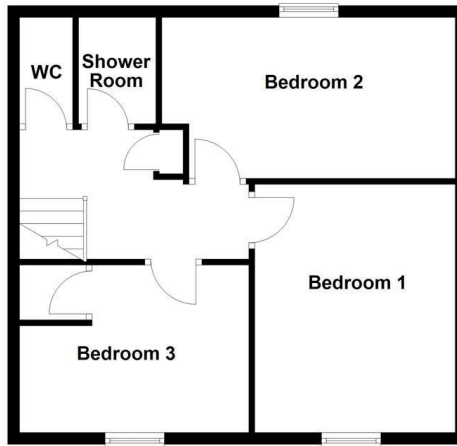




Ground Floor



First Floor



Whilst every attempt has been made to ensure the accuracy of the floor plan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.  
Plan produced using PlanUp.

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			
(81-91) B			
(69-80) C			
(55-68) D			
(39-54) E			
(21-38) F			
(1-20) G			
Not energy efficient - higher running costs			
<b>Northern Ireland</b>		63	70
		EU Directive 2002/91/EC	

Questions you may have. **Which mortgage would suit me best?**

**How much deposit will I need? What are my monthly repayments going to be?**

To answer these and other mortgage related questions contact our mortgage advisor on 028 91811444.

Your home may be repossessed if you do not keep up repayments on your mortgage.

**We DO NOT charge for initial mortgage consultations. We may charge a fee on completion depending on circumstances. Our typical fee is £250, however, please confirm with Mortgage Consultant at time of appointment.**

Please note that we have not tested the services or systems in this property. Purchasers should make/commission their own inspections if they feel it is necessary.

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