

Whitethorn Avenue,

**Offers in the region of  
£105,000**



**Reeds Rains**

• Since 1868 •

[www.reedsrains.co.uk](http://www.reedsrains.co.uk)



## Whitethorn Avenue, Newtownards, County Down

### Offers in the region of £105,000

Reeds Rains are delighted to present for sale this well present quad style property in the popular Whitethorn development just off the Movilla Road in Newtownards. The home is position at the end of a cul de sac and benefits from a landscaped rear garden and driveway parking. Ideally located close to local amenities and schools this home will appeal to an array of purchasers from first time buyers to investors or those wishing to downsize. Internally the property comprises on the ground floor of an open plan kitchen / living / dining and separate conservatory, while on the first floor there are two bedrooms and a bathroom. The property is further enhanced with gas fired central heating and double glazing. To arrange your private viewing contact Reeds Rains Newtownards on 028 9181 4144. .

### GROUND FLOOR

#### KITCHEN / LIVING / DINING

4.95m x 5.18m (16'3" x 17'0")

Modern fitted kitchen with a range of high and low level units and laminate work surfaces. Stainless steel single drainer sink unit with mixer tap. Built in appliances to include electric oven, 4 ring ceramic hob and stainless steel extractor fan. Plumbed for washing machine. Open to living / dining area. Laminate floor.

#### CONSERVATORY

3.84m x 2.92m (max) (12'7" x 9'7" (max))  
Laminate floor. PVC door to rear.

### FIRST FLOOR

### LANDING

#### BEDROOM 1

4.09m x 2.67m (max) (13'5" x 8'9" (max))  
Storage cupboard.

#### BEDROOM 2

3.18m x 2.46m (max) (10'5" x 8'1" (max))

#### BATHROOM

Contemporary white suite comprising low flush WC, pedestal wash hand basin with mixer tap and panel bath with electric shower over. Tiled floor and part tiled walls. Extractor fan.

#### GARAGE

4.50m ( ) x 3.33m (14'9" ( ) x 10'11")

Up and over garage door and separate side access door. Gas boiler.

### OUTSIDE

Outside store. Enclosed landscaped rear garden laid in lawns and shrubs with raised planters and feature paviour patio area. Garden shed.

### HEATING TYPE

Gas fired central heating.

### GLAZING TYPE

Double glazing.

### EPC

### FLOOR PLAN

#### Laser Tape Clause

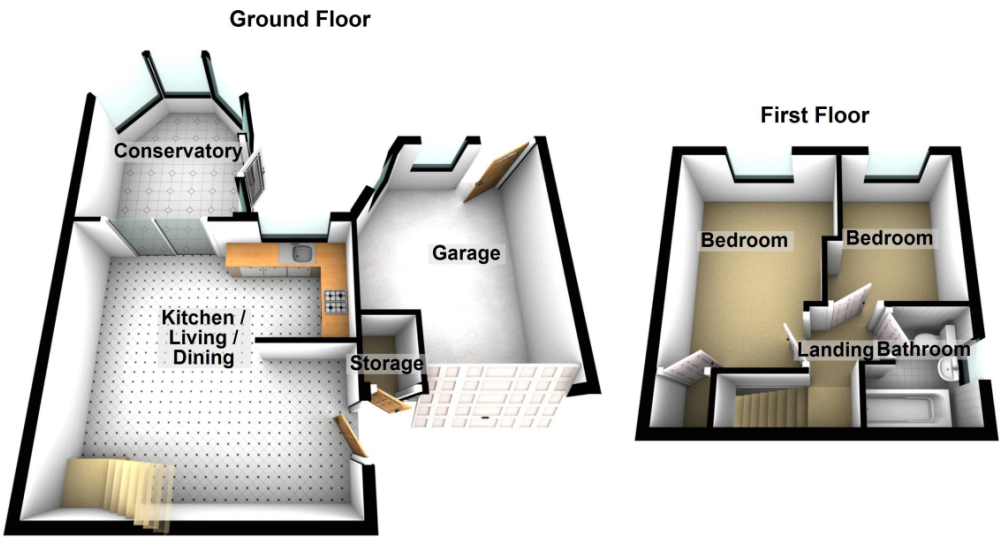
All measurements have been taken using a laser tape measure and therefore, may be subject to a small margin of error.

#### Floorplan Clause

Measurements are approximate. Not to Scale. For Illustrative purposes only



For full EPC please contact the branch



**Agent's Notes** Please note that we have not tested any apparatus, equipment, fixtures, fittings or services, and so cannot verify they are in working order or fit for their purpose. Furthermore solicitors should confirm moveable items described in the sales particulars are, in fact, included in the sale since circumstances do change during marketing or negotiations. A final inspection prior to exchange of contracts is also recommended. Although we try to ensure accuracy, measurements used in this brochure may be approximate. Therefore if intending purchasers need accurate measurements to order carpeting or to ensure existing furniture will fit, they should take such measurements themselves.



