

028 9187 8956

Estate Agent of the Year

Northern Ireland 2016

Tim Martin
.co.uk

CELEBRATING 30 YEARS IN BUSINESS



33 Linley Drive
Comber BT23 5DD

OFFERS
AROUND

£114,950

Perfect for the first time buyer or young couple, this beautifully presented end terrace property is ideally located within walking distance of Comber town square and local schools.

Fitted with gas fired central heating and double glazing, the property boasts three excellent sized bedrooms, spacious lounge, modern fitted kitchen with dining area and a modern fitted shower room. The front and rear gardens are fully enclosed and provide easy maintenance.

Many local amenities are all within walking distance, with the Comber Greenway only a short distance away. Newtownards, Dundonald and Belfast are all within a convenient commute.

- Modern End Terrace Property
- Three Excellent Sized Bedrooms
- Spacious Lounge
- Modern Fitted Kitchen With Dining Area
- Shower Room With Modern White Suite
- Gas Fired Central Heating
- Upvc Double Glazing

ACCOMMODATION

ENTRANCE HALL

Glazed Upvc entrance door; wood laminate floor.



LOUNGE 4.11m (13'6) x 4.11m (13'6) maximum measurement
TV aerial connection point; recessed spotlights.



KITCHEN 5.49m (18'0) x 2.97m (9'9)

Excellent range of modern wood laminate high and low level cupboards with matching glazed display cupboard incorporating 1½ tub stainless steel sink unit with mixer taps; integrated Hotpoint electric under oven with 4 ring ceramic hob; stainless steel splashback; extractor hood over; space for fridge freezer; space and plumbing for washing machine and tumble dryer; formica worktops; tiled splashback; under stairs storage cupboard; tiled effect laminate floor; glazed UPVC rear door.



STAIRS TO FIRST FLOOR / LANDING

Access to roofspace; Worcester gas fired boiler; built-in storage cupboard.

BEDROOM 1 3.56m (11'8) x 2.72m (8'11)
Built in storage cupboard.



BEDROOM 2 2.69m (8'10) x 2.64m (8'8)
Built in storage cupboard.



BEDROOM 3 3.53m (11'7) x 2.87m (9'5)
Built in storage cupboard.



SHOWER ROOM 1.85m (6'1) x 1.68m (5'6)
Modern white suite comprising fully tiled separate shower cubicle with thermostatically controlled shower unit; wall mounted telephone shower attachment; fitted sliding shower doors; wall mounted wash hand basin with mono mixer taps and vanity unit under; close coupled wc; tile effect laminate floor; extractor fan.

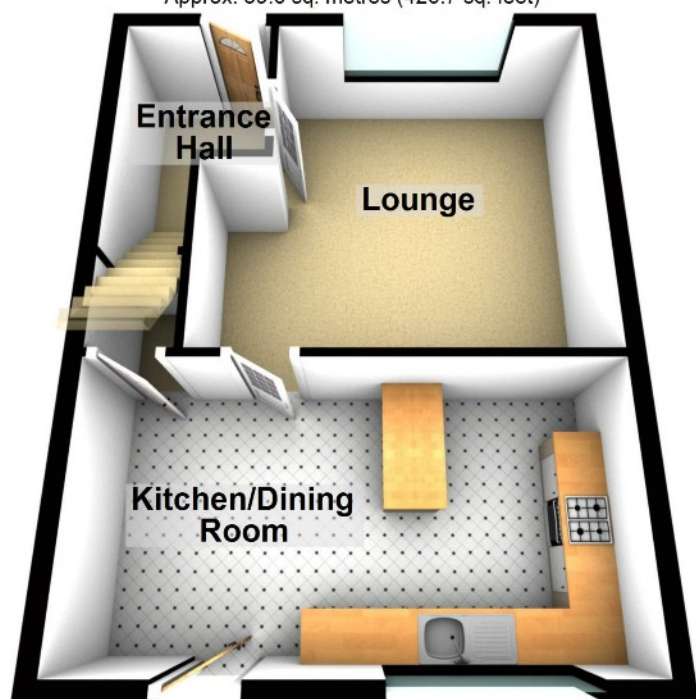
OUTSIDE

Fully enclosed front garden laid out in lawn; fully enclosed sough facing rear gardens; outside light and water tap; access for bins etc.



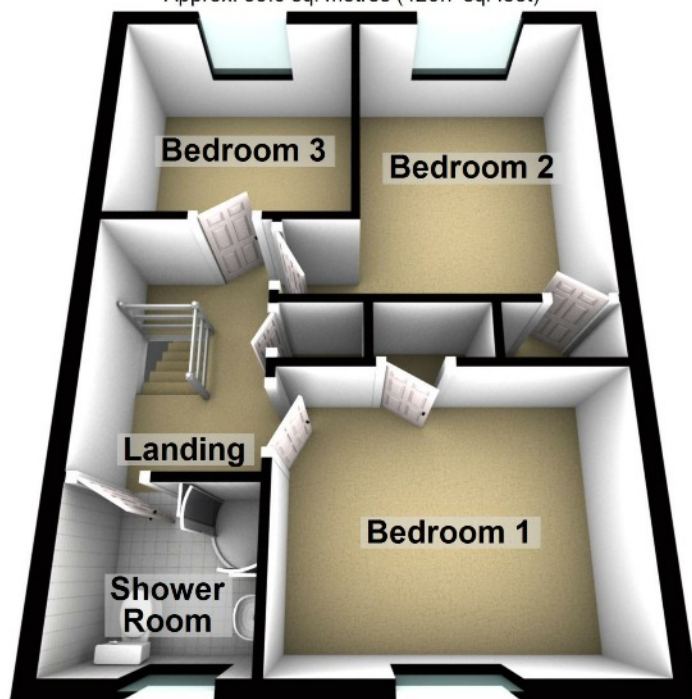
Ground Floor

Approx. 39.6 sq. metres (426.7 sq. feet)



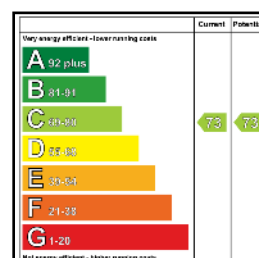
First Floor

Approx. 39.6 sq. metres (426.7 sq. feet)



CAPITAL / RATEABLE VALUE

£82,500 Rates Payable = £646.47 per annum (approx)



VIEWING

By Appointment with Agent



HOW MUCH IS YOUR HOUSE WORTH?

Contact us now to arrange a free, no obligation valuation



MAILING LIST

Join Our Mailing List to receive free texts or emails on newly added properties



Tim Martin & Company for themselves and for the vendors of this property have endeavoured to prepare these sales details as accurate and reliable as possible for the guidance of intending purchasers or lessees. These particulars are given for general guidance only and do not constitute any part of an offer or contract. The seller and us as agents, do not make any representation or give any warranty in relation to the property. We would recommend that all information contained in this brochure about the property be verified by yourself or professional advisors. Services, fittings and equipment referred to in the sales details have not been tested (unless otherwise stated) and no warranty will be given as to their condition. Please contact us prior to viewing the property. If there is any point of particular importance to you we would be pleased to provide additional information or make further enquiries. We will also confirm that the property remains available. This is particularly important if you are contemplating travelling some distance to view the property.

