

26a Beverley Crescent,
Newtownards, BT23 7UN



Offers Around £145,000

Telephone 02891 800700
www.simonbrien.com



KEY FEATURES

- A great sized semi-detached villa
- Located on the cusp of the busy shopping town of Newtownards
- Close to local schooling options
- A superb range of sporting facilities are all close by
- Open plan lounge/ dining room
- Deluxe fitted kitchen with high and low level units
- Bathroom comprising coloured suite
- Detached garage
- Large tarmac driveway with off road parking for up to 4 cars
- Gardens to front and private to the rear laid out in lawns and fencing
- Oil fired central heating system
- uPVC double glazed windows and doors
- uPVC fascia and bargeboards

SUMMARY

Offering For Sale this well presented Semi-Detached Villa, which is ideally located on the periphery of the busy shopping town of Newtownards. The current vendors of this family home have tended and maintained the property to a high standard throughout, which really needs to be viewed in person to be fully appreciated.

As selling agents, we believe that 26a Beverley Crescent would be perfect for young professionals seeking their first home, downsizer's or a growing family alike. The property is set within close proximity to Victoria Primary and Londonderry Primary schools, Movilla High and Regent House Grammar. The amenities of Newtownards are close to hand and a full range of excellent sporting facilities, therefore we feel that interest levels will be high on this property, so please contact our Newtownards branch on 02891 800700 at your earliest convenience to arrange your viewing appointment.



THE PROPERTY COMPRISES:

GROUND FLOOR

uPVC double glazed front door to:

ENTRANCE HALL:

Storage cupboard under stairs, telephone point.

LOUNGE/DINING ROOM:

24' 8" x 11' 4" (7.52m x 3.45m) (Narrowing to 9'0")

Feature brick tiled fireplace, open fire, quarry tiled hearth and polished wood mantle.

DELUXE KITCHEN:

11' 10" x 8' 9" (3.61m x 2.67m)

1.5 tub single drainer stainless steel sink unit with mixer taps, range of high and low level units, Formica roll edge work surfaces, 4 ring ceramic hob unit, built in oven, stainless steel extractor hood, plumbed for washing machine, wall tiling, breakfast bar, concealed lighting, uPVC double glazed door to rear.





FIRST FLOOR

LANDING:

Concealed hotpress with copper cylinder and immersion heater, access to roofspace.

BEDROOM (1):

11' 10" x 11' 4" (3.61m x 3.45m)



BEDROOM (2):

12' 4" x 8' 9" (3.76m x 2.67m)



BEDROOM (3):

9' 4" x 8' 1" (2.84m x 2.46m)

Built in robe.



BATHROOM:

Coloured suite comprising: Panelled bath with mixer taps and telephone hand shower over, pedestal wash hand basin, low flush WC, wall tiling, extractor fan.



OUTSIDE

DETACHED GARAGE: 18' 6" x 10' 0" (5.64m x 3.05m)

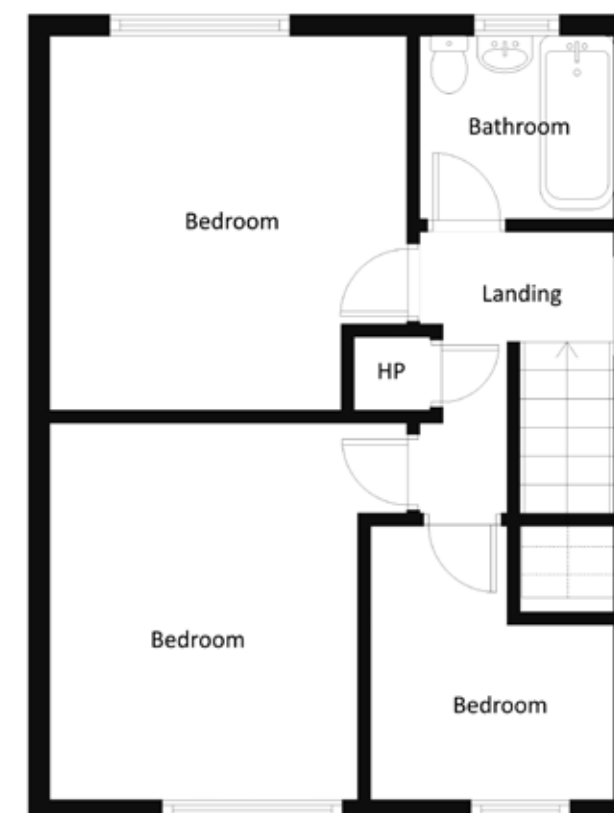
Up and over door, light and power,
Worcester Bosch oil fired boiler,
approached by large tarmac driveway.

Gardens to front in lawn, rear in
enclosed, private garden laid out in
large lawn, fencing, oil storage tank,
outside light, access to side for oil, bins
etc.



26a Beverly Crescent, Newtownards (Ground Floor)

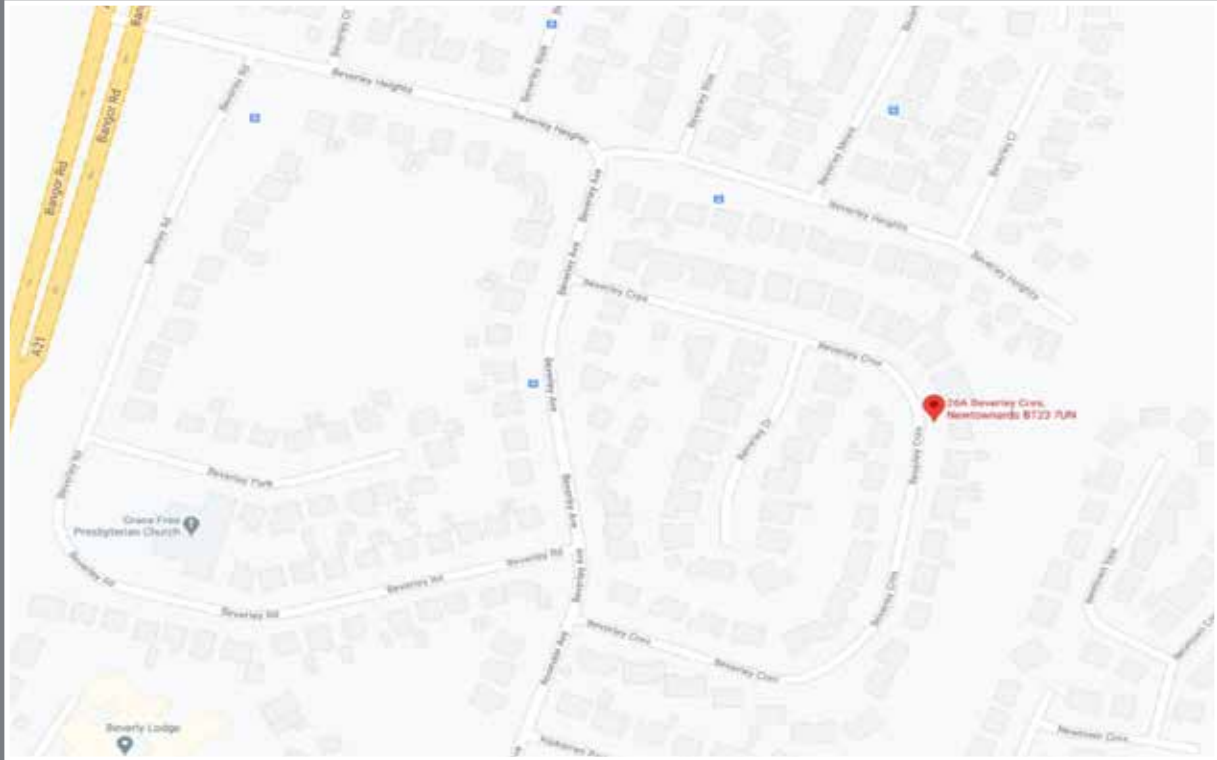
Plans for illustrative purposes only



26a Beverly Crescent, Newtownards (1st Floor)

Plans for illustrative purposes only

Location



Financial Advice

If you are moving house or investing in property, we can put you in touch with an independent financial advisor. This is a free, no obligation service, so why not contact us to see what they have to offer.



Website

View all our properties on-line or check how your home is selling. Our website is updated every 30 minutes. Visit our website at www.simonbrien.com



Lettings Department

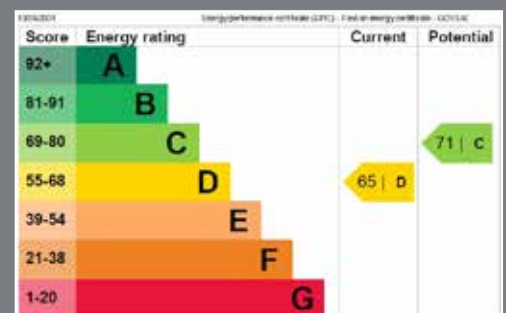
Simon Brien Residential have an experienced and professional lettings department who offer a comprehensive lettings service. Contact our team, without obligation, on **028 9066 8888**



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RESIDENTIAL



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