

10 East Street,  
Newtownards, BT23 7EN



Offers Around £77,500

Telephone 02891 800700  
[www.simonbrien.com](http://www.simonbrien.com)





## KEY FEATURES

- A spacious mid terrace property
- Located within the centre of Newtownards
- Within a short walk to essential amenities
- In need of some light modernisation
- Lounge with gas fire
- Fitted kitchen with breakfast/dining area
- Downstairs bathroom comprising White suite
- Three first floor bedrooms
- Gas fired central heating system
- Oak effect uPVC double glazed windows and doors
- Garden to rear in patio and timber deck areas
- The property has a damp proof course
- Walking distance to Victoria Primary and Movilla High
- A superb property that will attract a lot of interest on the open market

## SUMMARY

Ideally positioned within the centre of Newtownards we offer this extended mid terrace property, in need of some light modernisation to the open market. The subject property offers accommodation that will attract first time buyers, first time investor/ landlords and also those seeking a property to downsize into.

No. 10 East Street is well placed within a short walk from all the essential amenities the town centre of Newtownards has to offer. The accommodation briefly comprises: entrance hall, lounge with gas fire, fitted kitchen with dining area and bathroom in White suite all on the ground floor. At first floor level there are three bedrooms.

To arrange our viewing appointment please contact our Newtownards branch on 02891 800700.



## THE PROPERTY COMPRISES:

### GROUND FLOOR

uPVC front door to:

#### ENTRANCE HALL:

Polished laminate floor.

#### LOUNGE:

**12' 0" x 11' 1" (3.66m x 3.38m)**

Attractive red brick fireplace, polished wooden mantle, tiled hearth, gas fire, large under stairs cloaks area.





**DELUXE KITCHEN/DINING AREA:**  
**15' 4" x 7' 7" (4.67m x 2.31m)**

Single drainer stainless steel sink unit with mixer taps, range of high and low level maple effect units, Formica roll edge work surfaces, recess for cooker, extractor hood, plumbed for washing machine, recess for fridge/freezer, wall tiling, polished laminate floor, corniced ceiling, glazed door to:



**REAR HALLWAY:**

Polished laminate floor, concealed gas boiler.

**BATHROOM:**

White suite comprising: Panelled bath with thermostatically controlled shower over and telephone hand shower, shower screen, pedestal wash hand basin with mixer taps, push button WC, wall tiling, ceramic tiled floor.



**FIRST FLOOR**

**LANDING:**

Access to roofspace.



**BEDROOM (1):**  
**11' 2" x 10' 3" (3.4m x 3.12m)**

Range of built in robes.



**BEDROOM (2):**  
**10' 0" x 7' 5" (3.05m x 2.26m)**

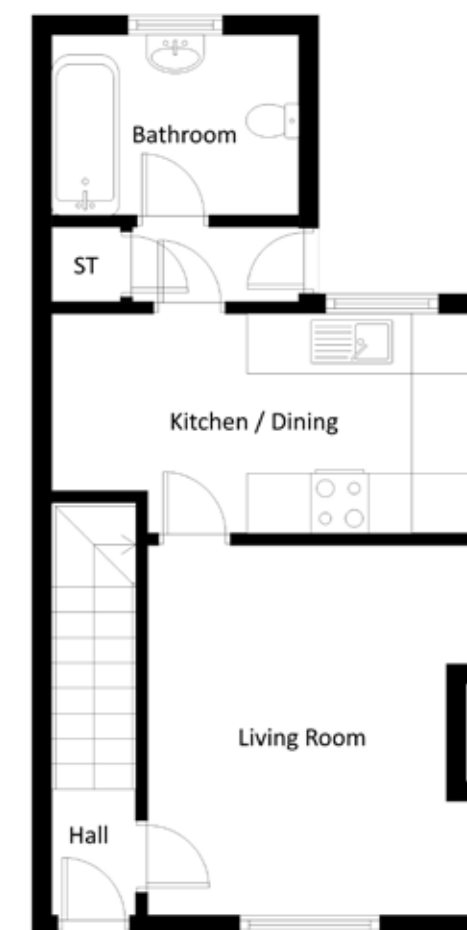
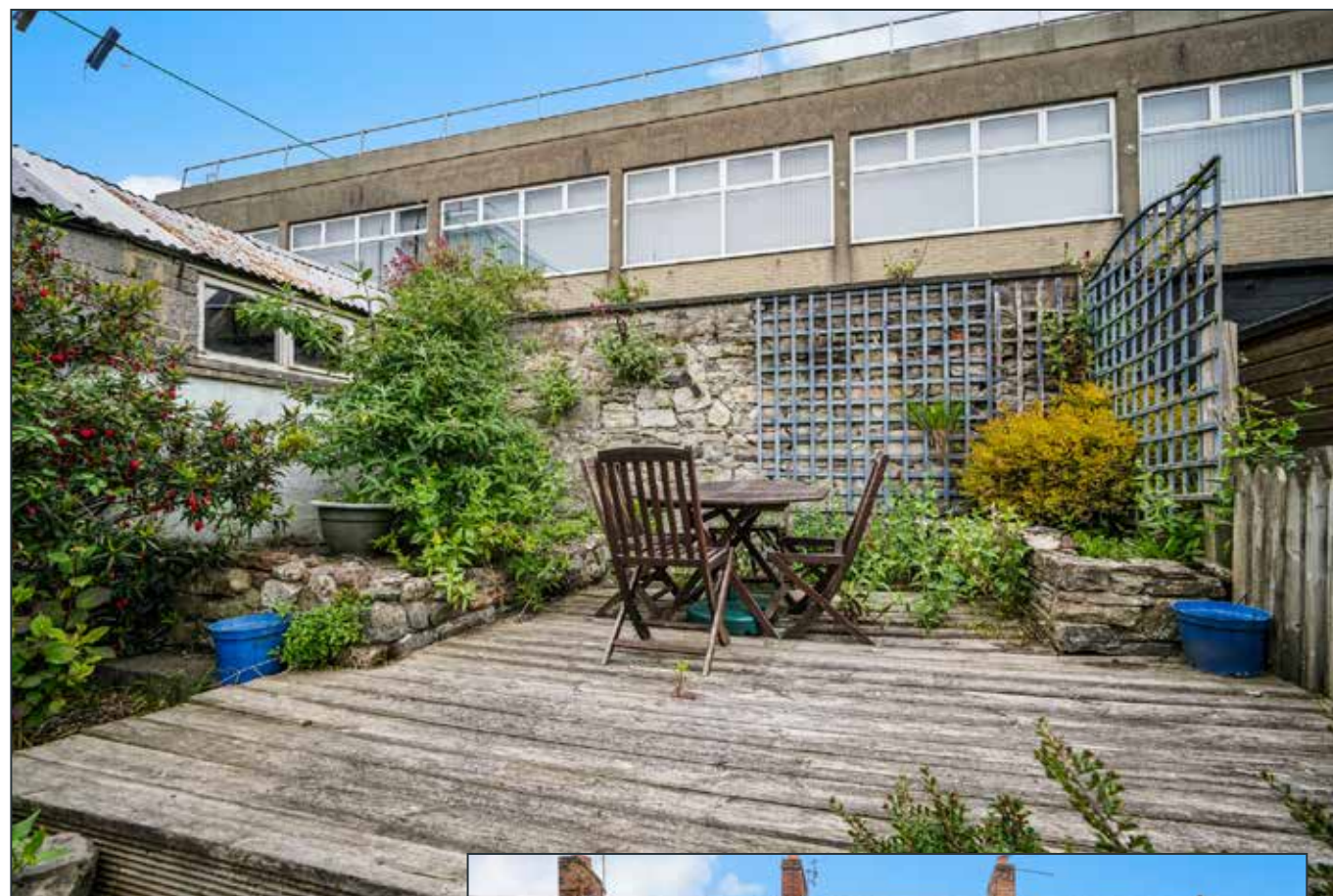




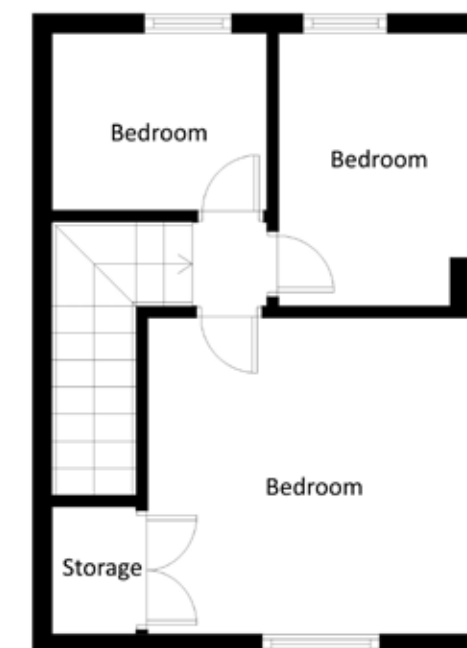
**BEDROOM (3):**  
7' 5" x 6' 7" (2.26m x 2.01m)

### OUTSIDE

Garden to rear in large paved patio area, timber deck, raised well stocked flowerbeds, in plants, shrubs and fencing, outside light, outside water tap, access to side for bins etc.

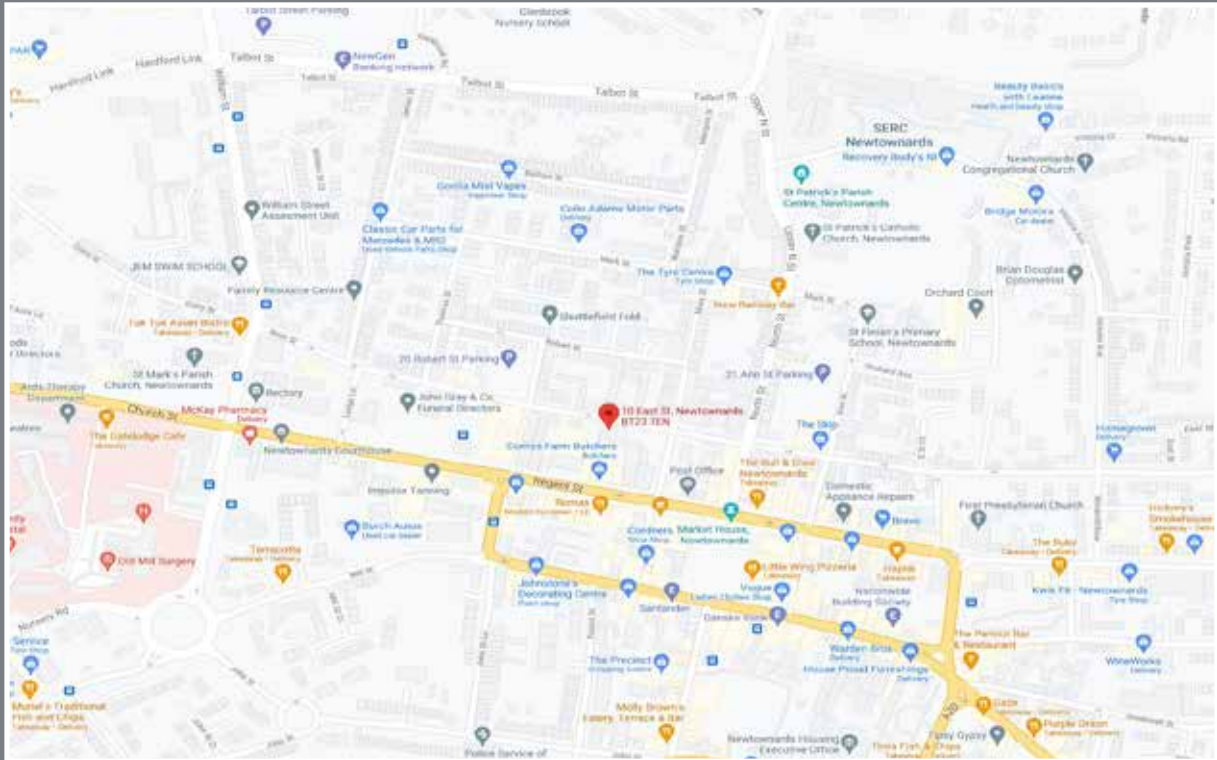


10 East Street, Newtownards (Ground Floor)



10 East Street, Newtownards (1st Floor)

# 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](http://www.simonbrien.com)

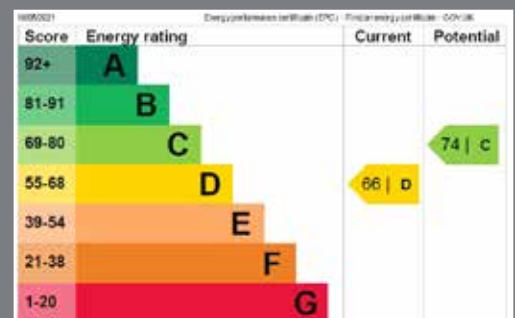


## Lettings Department

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**



REF: RO/E/21/AN



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