



**8 Lansdowne Avenue, Newtownards, BT23 4GJ**  
**Extended Red Brick Semi in a Popular Residential Development - £220,000**





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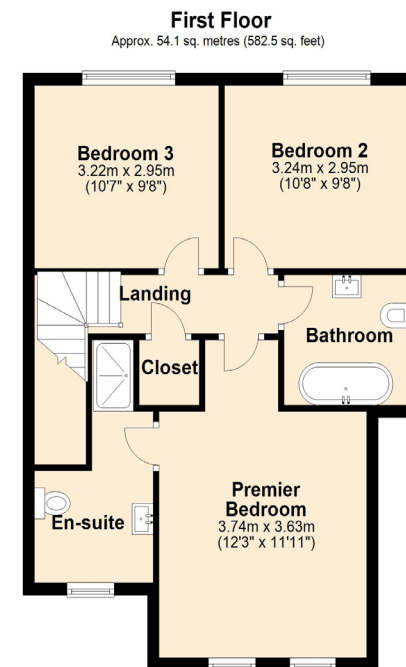
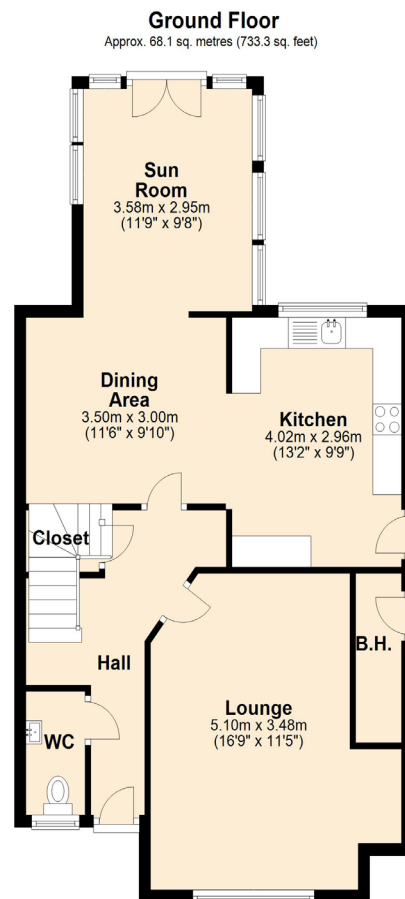
## Extended Red Brick Semi In A Popular Development

Offering over 1300 sq ft of well-proportioned and beautifully presented accommodation, this larger-than-average semi detached home offers plenty of space for the family buyer. The present owners have amended the original layout to enhance its practicality and have added a delightful sun room affording that sought-after modern style of living/ dining space open plan to kitchen.

## Key Features

- Extended Red Brick Semi in a Popular Residential Development
- Spacious Lounge With Open Fire And Oak Strip Floor
- Luxury Kitchen With Built-In Appliances, Open Plan to Dining Room and Delightful Sun Room
- Three Bedrooms Including Principal With Shower Room Ensuite
- Bathroom With Modern White Suite Including Freestanding Bath Plus Ground Floor Cloakroom Suite
- Gas Fired Central Heating
- Double Glazed Windows In PVC Frames
- Detached Garage, Tarmac Driveway and Additional Parking

## Floor Plans



Total area: approx. 122.2 sq. metres (1315.8 sq. feet)

We endeavour to make our sales details accurate and reliable, however they should not be relied on as statements or representations of fact and they do not constitute any part of an offer or contract. The reseller does not make any representation or give any warranty in relation to the property and we have no authority to do so on behalf of the seller. Any information given by us in these sales details or otherwise is given without responsibility on our part. Services, fitting, and equipment referred to in the sales details have not been tested (unless otherwise stated) and no warranty can be given as to their condition. We strongly recommend that all information, which we provide, about the property is verified by yourself or your advisers. Site plans on brochures are not drawn to scale, however we are happy to provide scale drawings from our office. Artist's impressions are for illustrative purposes only. All details including materials, finishes etc. should be clarified with the agents prior to booking.



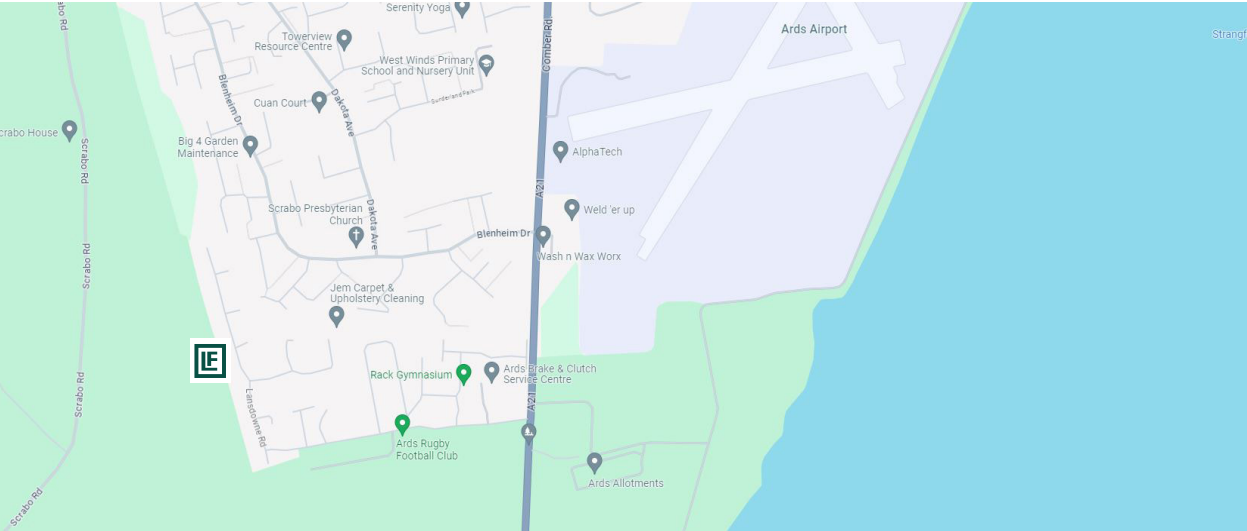






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Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C	69 C	70 C
55-68	D		
39-54	E		
21-38	F		
1-20	G		

Office Information

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