



6 Benford Park, Newtownards,  
County Down, BT23 8TJ

Asking Price: £175,000

 Reeds Rains

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

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Viewing by Appointment

### DESCRIPTION

Reeds Rains are delighted to present for sale the spacious semi detached property located in the popular Stratheden Heights area of Newtownards.

Ideally positioned, the house is convenient to local shops, Abbey Primary School and local public transport.

The property will appeal to an array of purchaser from first time buyers, to investors or to those wishing to downsize.

Internally the property comprises on the ground floor of an entrance hall, living room and kitchen/diner, while on the first floor there are three bedrooms and a bathroom.

The property is further enhanced with oil fired central heating and double glazing.

To arrange your private appointment please contact Reeds Rains Newtownards on 028 9181 4144.

### GROUND FLOOR

#### Entrance Hall

Laminate flooring. PVC front door.

#### Living Room

12'11" x 12 (max) (3.94m x 12 (max))

Laminate floor.

#### Kitchen / Dining Room

18'7" x 10'2" (max) (5.66m x 3.1m (max))

Fitted kitchen with a range of high and low level units and laminate worktops. Single drainer sink unit with mixer tap. Single oven, 4 ring ceramic hob and extractor fan. Plumbed for washing machine and dishwasher (dishwasher not in situ). Tiled floor to kitchen area and part tiled walls. Laminate flooring in dining area. French doors to rear.

### FIRST FLOOR

#### Landing

Hot press with gas boiler

#### Bedroom 1

11'10" x 10'9" (Max) (3.6m x 3.28m (Max))

Wardrobe

#### Bedroom 2

10'5" x 10'1" (3.18m x 3.07m)

Built in wardrobe

#### Bedroom 3

9'6" x 7'6" (2.9m x 2.29m)

#### Shower Room

7'7" x 5'11" (2.3m x 1.8m)

White suite comprising low flush WC, vanity wash hand basin and enclosed shower cubicle with thermostatically controlled shower.

Extractor fan. Laminate flooring with partially laminate panelling. Chrome towel rail.

#### Outside

Tarmac driveway to front and garden with shrubs. Enclosed to rear with garden laid in lawns and shrubs. Patio area.

#### Garage

19'11" x 12'3" (6.07m x 3.73m)

Up and over door and side access door.

The Reeds Rains branches at 350 Upper Newtownards Road, Ballyhackamore, Belfast, N Ireland BT4 3EX, 18 Main Street, Bangor, Co Down, N Ireland BT20 5AG, Somerset House, 240-242 Ormeau Road, Belfast, Co Antrim, N Ireland BT7 2FZ, 10 High Street, Carrickfergus, Co Antrim, N Ireland BT38 7AF, 8/8A Carnmoney Road, Glengormley, County Antrim, N Ireland BT36 6HN, 14/16 Market Street, Lisburn, County Antrim, N Ireland BT28 1AB and 2 Frances Street, Newtownards, County Down, N Ireland BT23 4JA are operated by Favscos NI Limited which is independently owned and operated under a Licence from Reeds Rains Limited.

All Measurements  
All Measurements are Approximate.

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.

We may refer you to recommended providers of ancillary services such as Conveyancing, Mortgages, Insurance and Surveying. We may receive a referral fee for recommending their services. You are not under any obligation to use the services of the recommended provider, which may also be an associated company of Reeds Rains.

Other important information which you will need to know about this property can be found at [reedsrains.co.uk](http://reedsrains.co.uk)