

ULSTER PROPERTY SALES

UPS

NEWTOWNARDS BRANCH

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Down, BT23 7HZ

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NETWORK STRENGTH - LOCAL KNOWLEDGE



**5 JOHN STREET, NEWTOWNARDS,
BT23 4LZ**

ASKING PRICE £89,950



Located within walking distance of the bustling Newtownards Town Centre, this two bedroom mid-terrace is easily accessible to local amenities, schools and main arterial routes to Belfast and further afield.

The property offers a spacious living/dining room, kitchen with a range of appliances, rear hall with built in storage which is plumbed for washing machine. On the first floor there are two double bedrooms, hot press and access for the attic. The property offers oil fired central heating and double glazed windows, a fully enclosed rear garden and on street parking to the front of the property.

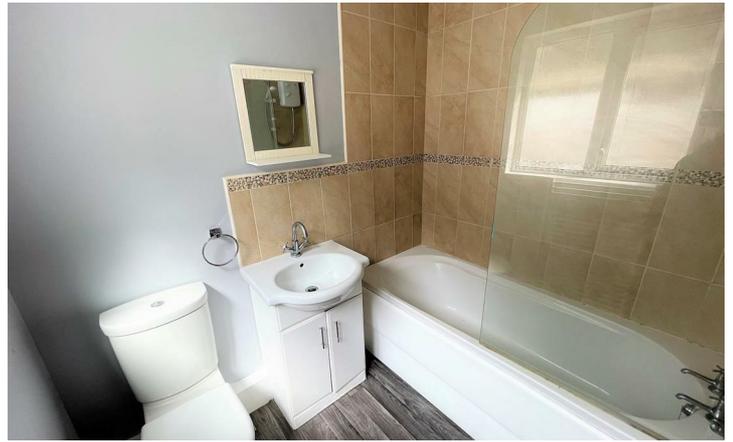
This property will appeal to first time buyers and investors alike.

Early viewing is recommended to avoid disappointment!



Key Features

- Two Bedroom Mid-Terrace
- Spacious Living/Dining Room
- Kitchen With Space For Range Of Appliances
- Downstairs Bathroom Comprising Of White Suite
- Two Double Bedrooms
- Oil Fired Central Heating and Double Glazed Windows
- Fully Enclosed Rear Garden
- Located Within Walking Distance Of Newtownards Town Centre, Local Amenities, Schools And Main Arterial Routes
- Early Viewing Recommended



Accommodation Comprises:

Porch

Entrance Hall

Wood laminate floor.

Living/Dining Room

17'8" x 9'9"

Carpet flooring, storage under the stairs.

Kitchen

7'2" x 11'8"

Range of high and low level units, laminate work surfaces, one and a quarter stainless steel sink with mixer tap and drainer, four ring electric hob, integrated oven, stainless steel extractor hood, space for fridge, vinyl floor, partially tiled walls and recessed spotlights.

Rear Hall

Vinyl floor, door through to back garden, built in storage, plumbed for washing machine.

Bathroom

White suite comprising, panelled bath with mixer taps, wall mounted overhead shower, glass shower screen, vanity unit with mixer and storage, low flush w/c, vinyl floor, partially tiled walls and heated towel rail.

First Floor

Stairs and Landing

Hot press and storage.

Bedroom 1

9'4" x 14'1"

Double bedroom.

Bedroom 2

9'1" x 8'1"

Double bedroom.

Outside

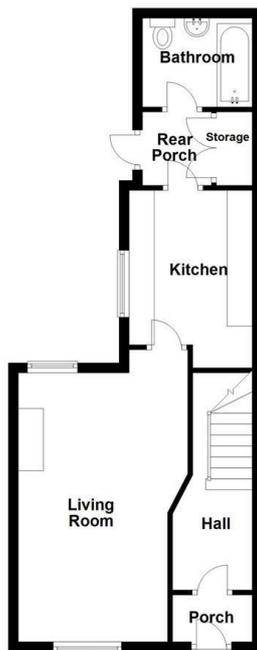
Front - On street parking.

Rear - Fully enclosed, area in patio, oil fired boiler, outside tap and light.

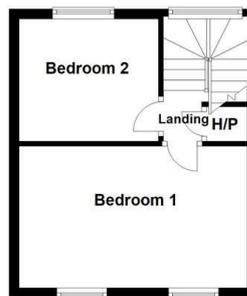




Ground Floor



First Floor



Whilst every attempt has been made to ensure the accuracy of the floor plan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given. Plan produced using PlanUp.

5 John Street, Newtownards

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			
(81-91) B			
(69-80) C			
(55-68) D			
(39-54) E		44	62
(21-38) F			
(1-20) G			
Not energy efficient - higher running costs			
Northern Ireland		EU Directive 2002/91/EC	

Questions you may have. Which mortgage would suit me best?

How much deposit will I need? What are my monthly repayments going to be?

To answer these and other mortgage related questions contact our mortgage advisor on 028 91811444.

Your home may be repossessed if you do not keep up repayments on your mortgage.

We DO NOT charge for initial mortgage consultations. We may charge a fee on completion depending on circumstances. Our typical fee is £250, however, please confirm with Mortgage Consultant at time of appointment.

Please note that we have not tested the services or systems in this property. Purchasers should make/commission their own inspections if they feel it is necessary.

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