

ULSTER PROPERTY SALES

**UPS**

**NEWTOWNARDS BRANCH**

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Down, BT23 7HZ

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NETWORK STRENGTH – LOCAL KNOWLEDGE



**5 WHITESIDE,  
NEWTOWNARDS, BT23 4UP**

**OFFERS AROUND £285,000**

This lovely home is located off the Mountain Road in Newtownards, and offers good space throughout in a quiet cul de sac within minutes of the town centre. In need of some modernisation, it offers buyers the chance to put their own stamp on the home and with five bedrooms and three reception areas, has adaptable accommodation to suit a variety of uses. The ground floor comprises living room, dining room, kitchen, utility, study, two bedrooms, study/family room and a shower room. The first floor has three additional bedrooms and a further shower room. Externally, there is good parking to the front with space for multiple vehicles, access to the garage, lawn and mature shrubs and trees. The rear has areas in lawn and mature plants, shrubs and hedging, all within an attractive south facing garden. Overall, this exciting project will appeal to a wide range of buyers and we recommend viewing at your earliest convenience.



## Key Features

- Detached Property Off The Mountain Road In Newtownards
- Shower Rooms On Both Ground Floor And First Floor
- Spacious Family Home In Need Of Some Modernisation
- Driveway With Parking For Multiple Vehicles And Garage
- Five Good Sized Bedrooms And Three Reception Areas
- Landscaped Gardens To Front And Rear With Mature Shrubs And Trees
- Close To Newtownards Town Centre And All Local Amenities
- Viewing Is Highly Recommended For This Lovely Home



### Accommodation

#### Comprises:

#### Entrance Porch

Tiled floor.

#### Entrance Hallway

Cloakroom space, built in storage cupboards with hot press.

#### Living Room

12'4" x 21'2"

Open fireplace with Scrabo stone surround, tiled hearth and wooden mantle.

#### Dining Room

9'9 x 8'9

Hatch through to kitchen.

#### Kitchen

13'6 x 7'10

Range of high and low level units, laminate work surfaces, space for cooker, single stainless steel sink with mixer tap and drainer, plumbed for dishwasher, space for fridge, larder cupboard, tiled walls, back door through to utility/boiler house and access to rear garden.

#### Utility Room

Plumbed for washing machine, boiler house, back door through to enclosed rear garden.

#### Bedroom 1

14'4" x 10'10"

Double bedroom with built in storage.

#### Bedroom 2/ Family Room

7'6" x 12'10"

#### Study

9'11" x 6'7"

#### Shower Room

White suite comprising walk in wall shower with wall mounted overhead shower and sliding glass doors, pedestal wash hand basin with mixer tap, low flush w/c, heated towel rail, tiled floor and walls, recessed spotlights.

#### Rear Hall

Sliding patio doors into enclosed rear garden, storage under the stairs.

#### First Floor

#### Landing

#### Bedroom 3

12'9" x 12'6"

Double bedroom with eaves storage.

#### Bedroom 4

9'8" x 10'2"

Double bedroom with built in storage, leading through to eaves storage.

#### Bedroom 5

11'10" x 8'4"

Double bedroom with built in storage.

#### Shower Room

Coloured suite comprising walk in shower with wall mounted overhead shower, pedestal wash hand basin with mixer tap, low flush w/c, part tiled walls and storage.

#### Garage

9'1" x 18'5"

Up and over door, power and light, oil storage tank.

#### Outside

Front - Area in lawn, area in mature shrubs and hedging, tarmac driveway with space for multiple vehicles, side gate access to rear garden.

Rear - Fully enclosed, area in lawn, area of mature shrubs and hedging, beds in shrubs, outside tap and light.











Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			
(81-91) B			
(69-80) C			
(55-68) D			65
(39-54) E		28	
(21-38) F			
(1-20) G			
Not energy efficient - higher running costs			
<b>Northern Ireland</b>		EU Directive 2002/91/EC	

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.

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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