



45 VICTORIA AVENUE,  
NEWTOWNARDS, BT23 7EB

OFFERS AROUND £155,000



Located on the highly desirable Victoria Avenue, this deceptively spacious terrace house offers the perfect blend of comfort and convenience, all within walking distance to Newtownards town centre and its wide range of amenities. An ideal home for those seeking a comfortable and practical living space.

The bright and welcoming entrance hall leads to an open-plan living and dining area, creating a wonderful flow throughout the ground floor. The dining area features a stylish wall-mounted electric fire with an attractive surround, perfect for cosy evenings in. The kitchen is well-equipped with an extensive range of units, laminate worktops, and a convenient breakfast bar, with easy access to the conservatory at the rear.

Upstairs, you'll find two generously sized bedrooms, a family bathroom, and a separate guest WC. The second floor provides a third bedroom, complete with Velux windows and eaves storage, offering both character and extra space.

Additional benefits of this lovely home include gas-fired central heating and uPVC double glazing throughout, ensuring year-round comfort.

Outside, the rear garden is a real highlight, offering ample space with a paved area leading to a garden laid in low-maintenance artificial lawn.

This wonderful property is sure to impress – arrange your viewing today to avoid disappointment!



## Key Features

- Mid-Terrace Property In Popular Residential Location
- Modern Fitted Kitchen Open Plan To Conservatory
- Three Bedrooms Across Two Floors, One With Built In Storage
- Enclosed Rear Garden With Raised Decked Area And Artificial Lawn
- No Onward Chain
- Open Plan Living/Dining Area With Feature Fireplace
- Family Bathroom and Guest WC
- Gas Fired Central Heating With uPVC Double Glazed Windows
- Convenient Location Close to A Range Of Local Amenities



### Accommodation

#### Comprises:

##### Porch

Tiled floor and glazed door to entrance hall.

##### Entrance Hall

Wood laminate flooring.

##### Living Room

11'10" x 11'5"

Wood laminate flooring. Feature fireplace with carved wooden surround and space for electric fire. Open plan to -

##### Dining Room

11'5" x 11'3"

Wood laminate flooring and feature fireplace with carved wooden surround and wall mounted electric fire.

##### Kitchen

10'11" x 9'10"

Modern range of high and low level units, wood effect laminate worktops, inset composite sink unit with mixer tap, integrated appliances to include; oven, four ring electric hob and stainless steel extractor hood, plumbed for washing machine, space for fridge/freezer, breakfast bar area, understairs storage and open plan to conservatory.

##### Conservatory

14'0" x 9'8"

Double patio doors to rear garden.

##### First Floor

### Bathroom

10'0" x 7'6"

White suite comprising "Whirlpool" bath with mixer tap, shower enclosure with overhead rainfall shower and glazed shower doors, pedestal wash hand basin with mixer tap and tiled flooring.

### WC

White suite comprising low flush wc and wash hand basin with tiled splashback.

### Bedroom 1

15'5" x 12'7"

Built in storage cupboard.

### Bedroom 2

10'0" x 8'7"

### Second Floor

### Bedroom 3 / Attic Room

14'9" x 10'2"

Double bedroom with two Velux type windows, and eaves storage.

### Outside

Front - Paved walkway, mature shrubs and plants.

Rear - Enclosed garden to rear with paved walkway, paved patio area, artificial lawn, raised decked area.









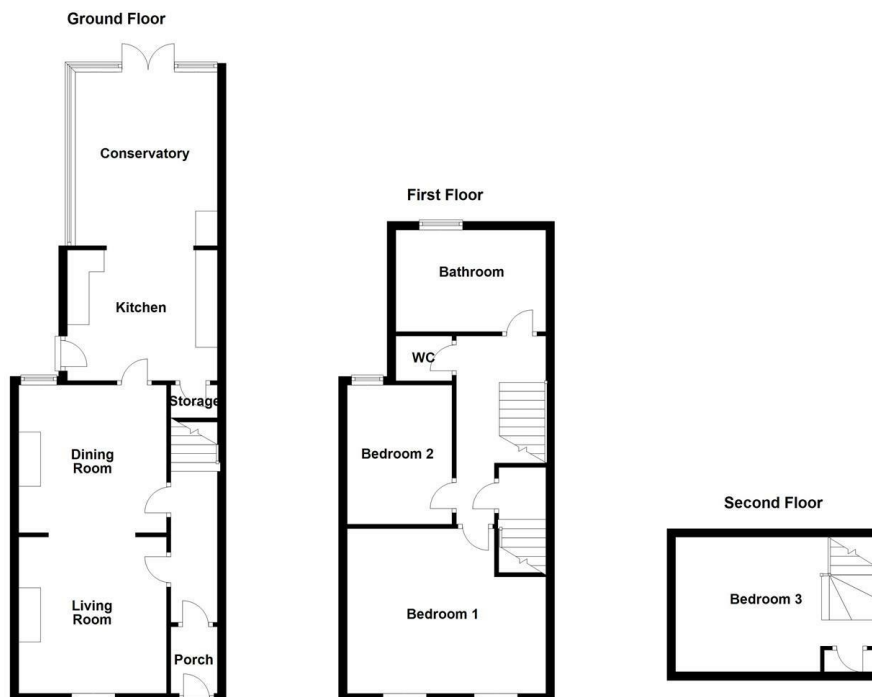












Whilst every attempt has been made to ensure the accuracy of the floor plan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used 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.

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) <b>A</b>		
(81-91) <b>B</b>		
(69-80) <b>C</b>		
(55-68) <b>D</b>	63	64
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
Not energy efficient - higher running costs		
<b>Northern Ireland</b>		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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