

ULSTER PROPERTY SALES

# UPS

**RENTALS - NEWTOWNARDS**

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NETWORK STRENGTH - LOCAL KNOWLEDGE



**85 BALFOUR STREET,  
NEWTOWNARDS, BT23 4EE**

**£825 PER MONTH**





Welcome to this well-presented two-bedroom mid-terrace home located on Balfour Street in Newtownards. Ideally situated just a short walk from the town centre, this property offers excellent access to local shops, schools, and public transport links to Belfast and surrounding areas.

Inside, you'll find a bright and welcoming living space, a modern fitted kitchen, and a spacious bathroom. Upstairs features two comfortable bedrooms, perfect for individuals, couples, or small families. The property also benefits from oil-fired central heating and uPVC double glazing throughout.

This is a great opportunity to rent a comfortable home in a convenient and well-connected location. Get in touch today to arrange a viewing.



## Key Features

- A Modern Two Bedroom Mid-Terraced Property
- Spacious Living Room Open To Dining Area
- Fitted Kitchen With Range Of Units
- First Floor Family Bathroom Comprising Of White Suite
- Oil Fired Central Heating And uPVC Double Glazed Windows
- On Street Parking And Fully Enclosed Yard With Raised Area In Lawn
- Located Within Walking Distance Of Newtownards Town Centre
- Early Viewing Is Highly Recommended



### Accommodation Comprises:

#### Ground Floor

##### Entrance hall

Tiled flooring.

##### Living/Dining room

10'9" x 21'8"

##### Kitchen

7'10" x 12'1"

Range of modern high and low level units, vinyl worksurfaces, stainless steel sink with mixer tap, four ring electric hob, integrated oven, stainless steel extractor hood, recess spotlights and access to the rear.

#### First Floor

##### Bathroom

7'10" x 8'1"

White suite comprising, low flush w/c, pedestal sink with mixer tap, panelled bath with mixer tap and overhead shower, recess spotlights, part tiled walls, tiled floors and extractor fan.

#### Second Floor

##### Landing

Roof space access.

##### Bedroom 1

11'10" x 10'1"

Double bedroom.

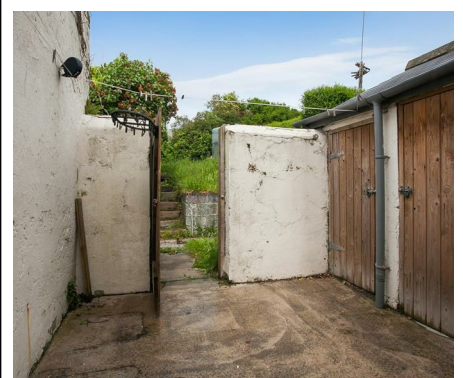
##### Bedroom 2

8'0" x 10'7"

Double bedroom.

##### Outside

Rear - Enclosed patio area with raised area in lawn.







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.

85 Balfour 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                                   | 55      | 56                      |
| (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 9070 1000.

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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