



OFFERS AROUND

£175,000

55 Stonebridge Gardens
Newtownards
BT23 7QX



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Sales, Lettings and Property Management

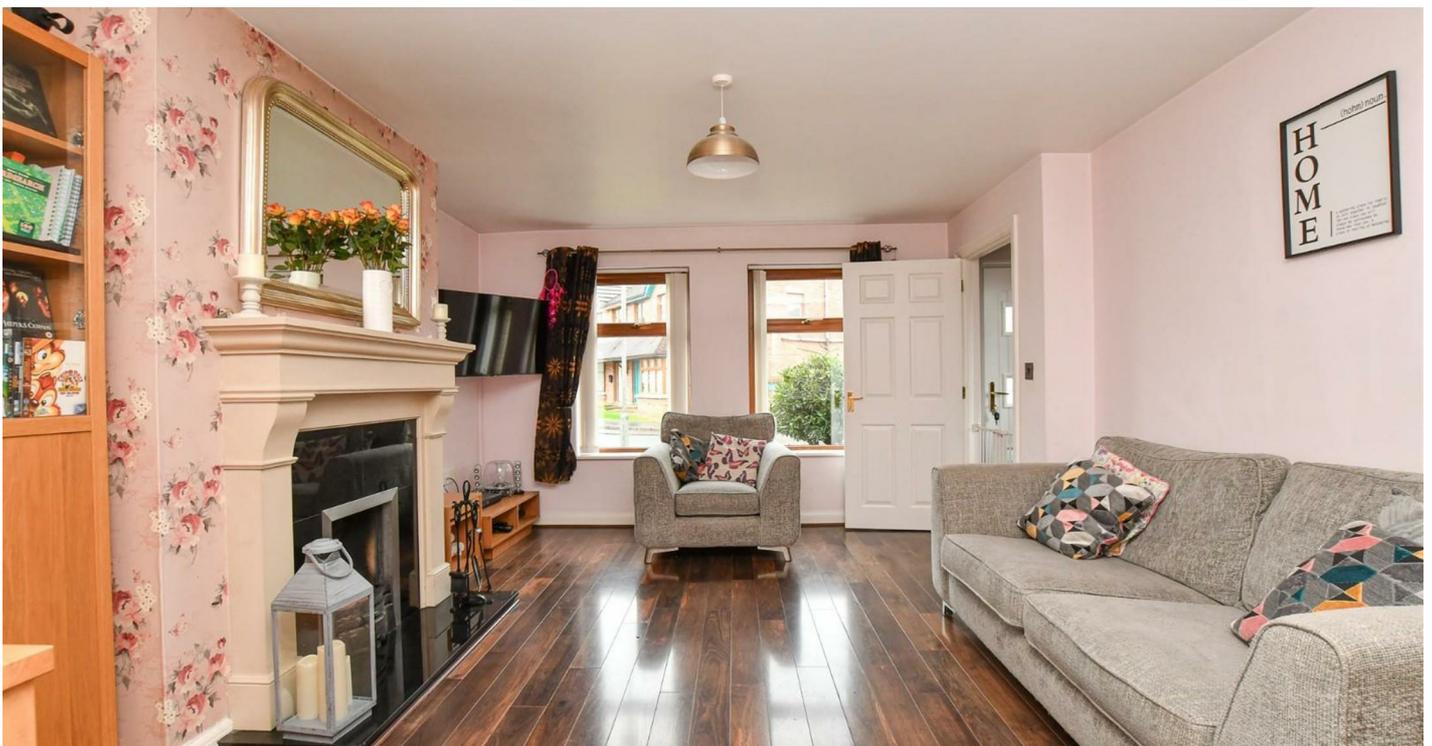
Experience the perfect blend of modern living and serene countryside views at this three bedroom semi-detached property in Conlig's sought after Stonebridge development.

Welcome to this charming three-bedroom semi-detached home in Stonebridge, just off Conlig's Green Road. This modern gem combines contemporary living with serene countryside views, making it an ideal family haven. The house features three bedrooms, a family bathroom, a bright lounge, and a modern kitchen with a dining

area. Convenience is paramount, with a downstairs loo for practicality.

Outside, an enclosed garden with a welcoming patio and a side driveway add to the property's appeal. The current owners have creatively used an adjacent plot to create a secluded sanctuary, though it's not included in the sale. This property

offers a unique blend of comfort and opportunity with its picturesque location and modern amenities. Discover your dream home in Conlig's Stonebridge development, where countryside serenity meets contemporary living.



PROPERTY FEATURES



- Modern Family Home With Beautiful Views Of Surrounding Countryside
- Large Living Room With Feature Stone Fireplace
- Contemporary Kitchen With Excellent Range Of Units And Built In Appliances
- Downstairs WC
- Three Bedrooms On The First Floor Level
- Family Bathroom With Panelled Bath And Shower Above
- Oil Fired Central Heating
- PVC Double Glazed, PVC Fascia, Guttering & Eaves
- Large Fully Enclosed Rear Garden Laid in Lawn With Raised Decked Area
- Situated Within A Quiet And Private Location Within the Popular Stonebridge Development











THIS PROPERTY COMPRISES

Entrance Hallway

4'5" x 3'2"

uPVC front door, ceramic tile floor.

Living Room

15'5" x 12'8"

Wood laminate floor, stone fireplace with granite hearth, front view aspect.

Kitchen

16'1" x 10'4"

Cream fitted kitchen with excellent range of high and low level units with laminate worktop, black sink with drainer and mixer tap, undercounter double oven and grill, electric hob with stainless steel extractor fan above, space for washing machine and tumble dryer, breakfast bar, fully tiled floor, partly tiled walls, recessed spotlights, uPVC door to rear garden.

Downstairs WC

7'8" x 3'1"

Comprising of pedestal wash hand basin with mixer tap, low flush WC.

First Floor Landing

11'10" x 6'10"

Access to roofspace - pull down ladder and partly floored.

Bedroom 1

12'10" x 8'10"

Rear view aspect.

Bedroom 2

12'6" x 8'10"

Front view aspect.

Bedroom 3

7'10" x 6'11"

Storage cupboard, front view aspect

Storage

3'4" x 2'4"

Bathroom

6'8" x 6'1"

White suite comprising of bath with mixer taps and telephone handle shower above, pedestal wash hand basin with mixer tap, low flush WC, partly tiled walls, fully tiled floor, extractor fan.

Hotpress

2'8" x 2'5"

Outside Front

Pebbled driveway, lawn area, outside light, access gate to rear of property.

Outside Rear

Fully enclosed large rear garden with open view aspect of fields, laid in lawn with raised decked area, water tap, outside light.

Directions

At Rathgael roundabout take the exit for Newtownards

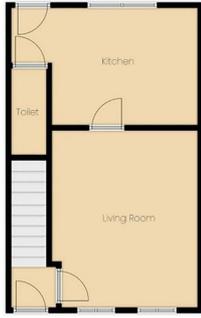
Road/A21, turn left onto Green Road then take right onto Stonebridge Avenue. Take a left turn onto Stonebridge Gardens, the property will be located on the left.

REQUIRED INFO UNDER TRADING STANDARDS GUIDANCE

Understood to be leasehold
Rates understood to be approximately £958.00 per annum

FLOOR PLANS

55 Stonebridge Gardens, Bangor



Ground Floor

55 Stonebridge Gardens, Bangor



First Floor



Energy Efficiency Rating

The rating for this property is:

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			
(81-91) B			
(69-80) C		69	74
(55-68) D			
(39-54) E			
(21-38) F			
(1-20) G			
Not energy efficient - higher running costs			
Northern Ireland		EU Directive 2002/91/EC	

* For your information: The UK average rating is 'E50'.



DO YOU NEED TO SELL?

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WILL YOU NEED A MORTGAGE?

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