



OFFERS AROUND

£95,000

69 East Street
Newtownards
BT23 7DE



pinkertonsni.com

PINKERTONS

Sales, Lettings and Property Management

Charming Two-Bedroom Terrace with Enclosed Garden in the Heart of Newtownards – Ideal First Home or Investment

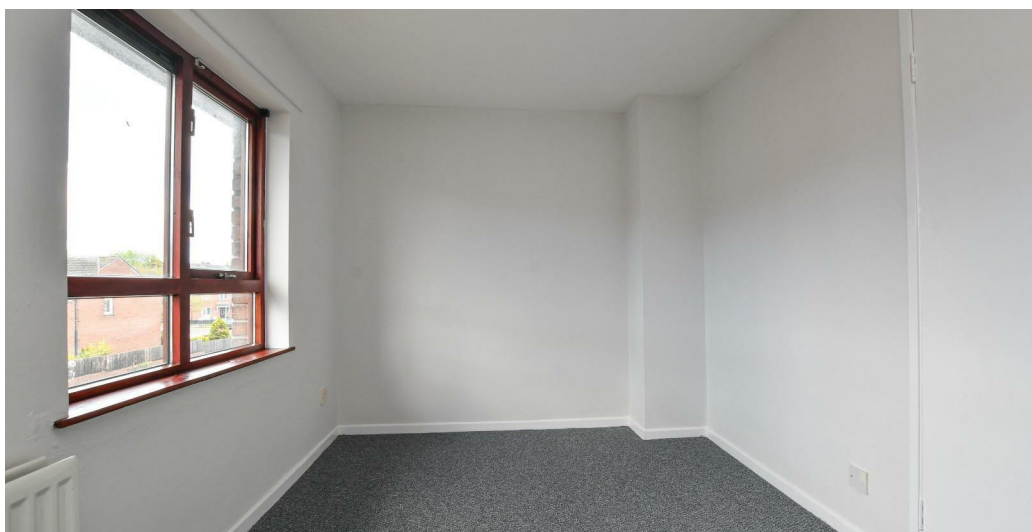
Situated in the heart of Newtownards town centre, this well-presented two-bedroom terrace offers convenience, charm, and excellent potential for both first-time buyers and investors alike. Benefiting from gas central heating, the property comprises a

welcoming lounge, a functional kitchen, and an enclosed rear garden, ideal for relaxing or entertaining. Upstairs, there are two comfortable bedrooms and a bathroom. This home enjoys a highly convenient location just a short walk from local shops, schools,

and transport links. Whether you're taking your first step onto the property ladder or seeking a strong investment opportunity, this centrally located home represents outstanding value and lifestyle appeal.



PROPERTY FEATURES



THIS PROPERTY COMPRISES

Hallway
16'9"

Living Room
13'5" x 9'1"

Kitchen
15'4" x 10'4"

First Floor Landing
6'6" x 5'11"

Bedroom 1
15'3" x 8'3"

Storage
3'5" x 1'11"

Bedroom 2
12'3" x 9'3"

Storage
5'9" x 1'11"

Bathroom
7'4" x 5'9"

Outside

Storage
2'10" x 1'10"

Directions

Located off Bangor Road Roundabout

REQUIRED INFO UNDER TRADING STANDARDS GUIDANCE

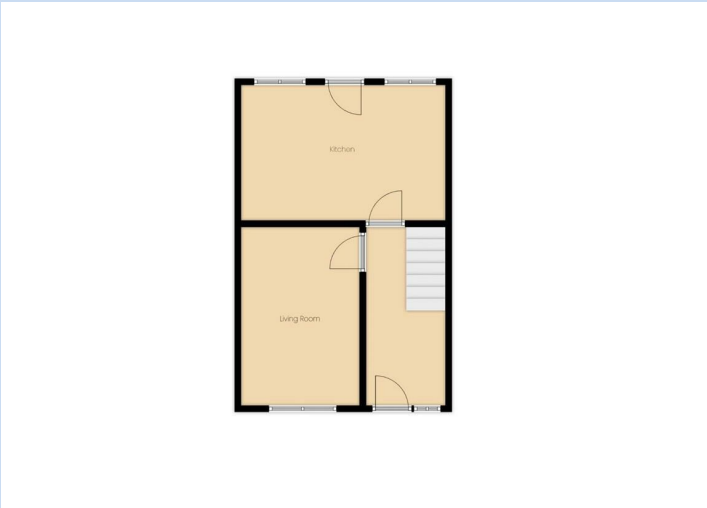
Tenure - Freehold

Rates - Understood to be approx.

£616.75 per annum

- Prime location in Newtownards town centre, close to shops, cafés and amenities
- Two well-proportioned bedrooms and an upstairs family bathroom
- Comfortable lounge area ideal for everyday living
- Fitted kitchen with access to the rear garden
- Enclosed rear garden offering privacy and outdoor space
- Gas central heating for efficient and comfortable living
- Walking distance to schools, public transport and town amenities
- Low-maintenance layout suitable for investors or busy professionals
- Great potential for modernisation or personalisation if desired
- Ideal starter home or buy-to-let investment with strong rental demand

FLOOR PLANS



GROUND FLOOR




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		73	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?

If you need to sell to fund your purchase we are pleased to advise our valuations are free. Contact one of our branches today to find out what your home is worth and why you should sell with Pinkertons.

WILL YOU NEED A MORTGAGE?

If you do speak to our team who will be happy to recommend an independent mortgage broker to help you get the mortgage you need for the house you want.

LETTINGS & PROPERTY MANAGEMENT

We have the UK's Best Property Management team and Northern Ireland's Best Lettings Department. If you need to let or rent a property you should speak with them first!



Bangor & Donaghadee: 125 Main Street, Bangor BT20 4AE T. 028 9147 9393 info@pinkertonsni.com

Comber & Newtownards: 7a The Square, Comber BT23 5DX T. 028 9140 4100

The above particulars do not constitute any part of an offer or contract. None of the statements contained in this brochure are to be relied on as statements or representations of fact, and any intending purchaser must satisfy himself by inspection or otherwise as to the correctness of these particulars. Neither the vendor, Pinkertons, nor any person employed by Pinkertons has any authority to make, or give any representation or warranty whatsoever in relation to this property. All dimensions are approximate.