



OFFERS AROUND

£145,000

2 Park Way
Newtownards
BT23 5AR



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PINKERTONS

Sales, Lettings and Property Management

Charming Three Bedroom Semi-Detached Home in Comber Town Centre

This three bedroom semi-detached property offers an ideal opportunity for those looking for a home in the heart of Comber town centre. Boasting oil-fired central heating, double glazing, and a modern downstairs bathroom, this property offers comfort and convenience. The three upstairs bedrooms

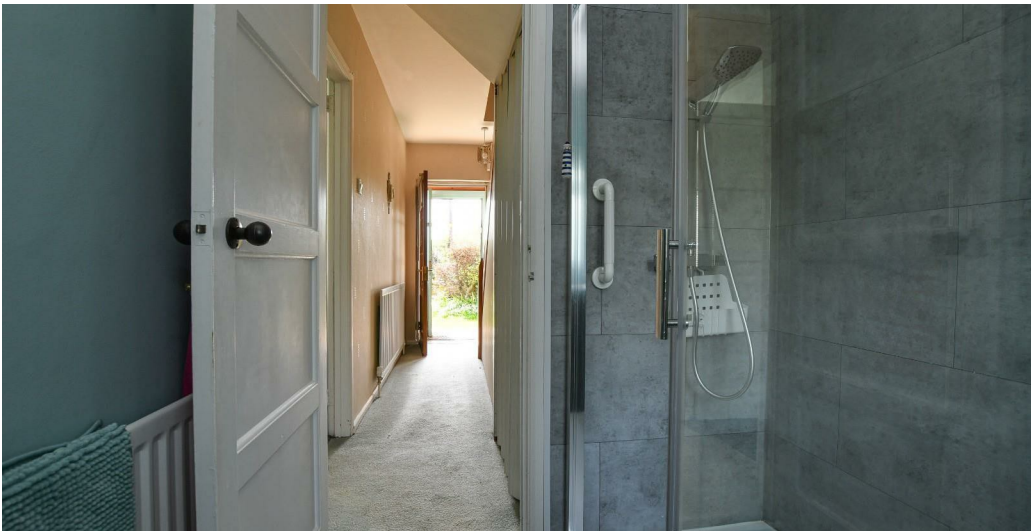
include one with a large built-in storage cupboard, and the enclosed rear garden provides a private outdoor space, complemented by useful outbuildings offering additional storage.

The property enjoys a pleasant outlook to the

front and is within easy reach of local amenities, making it perfect for anyone looking to live close to the town's vibrant offerings. While the home is in need of some cosmetic updating, it offers great potential for those looking to put their own stamp on it. Whether you're a first-time buyer or an investor, this property is one to consider.



PROPERTY FEATURES



THIS PROPERTY COMPRISES

Hallway
13' x 5'9

Living Room
11'2 x 13'

Porch
3'10 x 3'9

Kitchen
7'4 x 11'2

Storage
2'10 x 5'6

Bathroom
5'9 x 7'4

Bedroom 1
14' x 9'10

Storage
5'10 x 2'11

Bedroom 2
8'3 x 10'9

Bedroom 3
8'8 x 7'8

Landing
8'9 x 2'10

REQUIRED INFO UNDER TRADING STANDARDS GUIDANCE

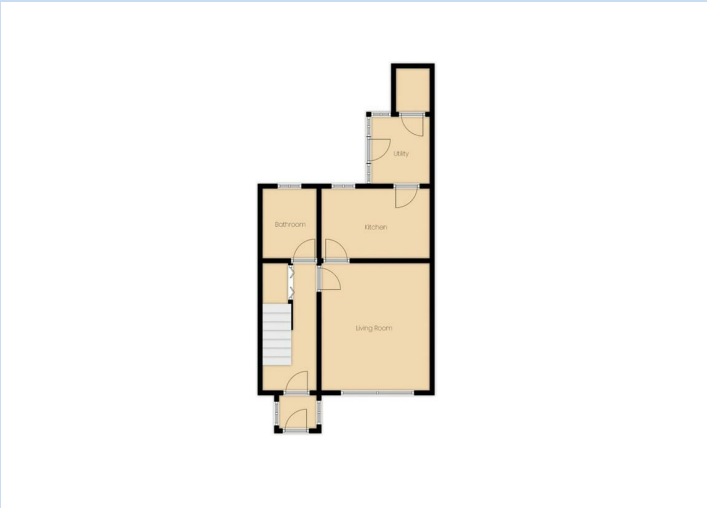
Tenure - Understood to be leasehold
Ground Rent - Understood to be
approximately £10 per annum
Rates - Understood to be
approximately £868.02 per annum

Directions

Located off Killinchy Street

- Semi-Detached
Property in Prime
Town Centre
Location
- Pleasant Front
Garden
- Three Bedrooms
One With A Large
Built-In Storage
Cupboard
- Downstairs Shower
Room
- Enclosed Rear
Garden Provides A
Private Outdoor
Space
- Useful Outbuildings
Offering Additional
Storage
- Oil Fired Central
Heating And uPVC
Double Glazed
Windows
- Situated Close To
local amenities,
Offering
Convenience

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		
(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!



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