

# 22 Dermott Crescent Comber, BT23 5LJ

*Offers around £180,000*



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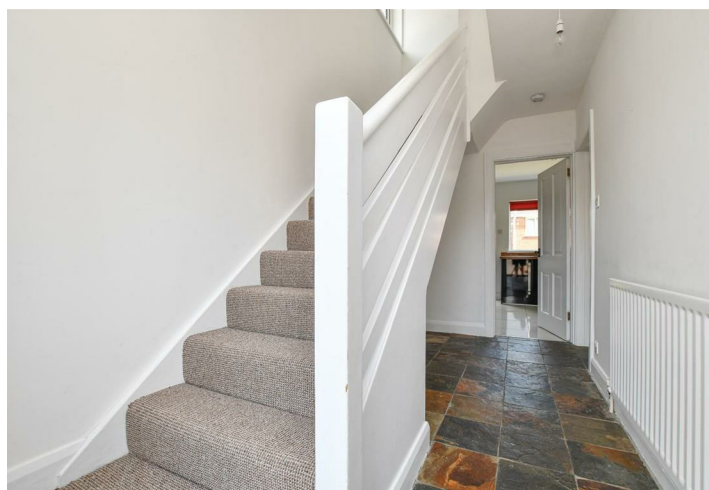


# Well Presented Three-Bedroom Semi-Detached Home in Popular Residential Location

Nestled in the popular area of Dermott Crescent, Comber, this delightful three-bedroom semi-detached house offers a perfect blend of comfort and convenience. The property features a spacious reception room, ideal for both relaxation and

entertaining guests. The well-appointed kitchen provides ample space for culinary pursuits, while the three inviting bedrooms ensure a restful retreat for the entire family. The house is equipped with gas-fired central heating, ensuring warmth and

comfort throughout the colder months. The surrounding area boasts a friendly community atmosphere, with local amenities, schools, and parks just a short distance away, making it an ideal location for families and professionals alike.







## PROPERTY FEATURES

- Located In The Popular Residential Location Of Dermott Crescent, Comber.
- Features A Spacious Reception Room Perfect For Relaxing Or Entertaining.
- Well-Appointed Kitchen With Ample Space For Cooking And Dining.
- Three Bedrooms On First Floor Level.
- Modern Shower Room.
- Gas-Fired Central Heating And uPVC Double Glazed Windows.
- Tarmac Driveway With Ample Parking Space For Several Vehicles.
- Fully Enclosed Rear Garden, Laid In Lawn With Patio Area.
- Close To Local Amenities, Schools, And Parks, Enhancing Everyday Convenience.
- A Great Opportunity For Buyers Looking For A Comfortable, Well-Located Home.





## PROPERTY MEASUREMENTS

Hallway	13'2 x 6'2
Living Room	14' x 13'2
Kitchen	10'4 x 20'8
Bedroom 1	13'10 x 9'6
Bedroom 2	10'4 x 10'3
Bedroom 3	10'4 x 6'7
Bathroom	4'11 x 7'4
Landing	9'11 x 3'
Storage	2'2 x 2'4

### REQUIRED INFO UNDER TRADING STANDARDS GUIDANCE

Tenure - Leasehold

Ground Rent - Understood To Be £70 Per Annum

Rates - Understood To Be £929.96 Per Annum

Directions

Located off Darragh Road

### Energy Efficiency Rating

The rating for this property is:

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>		
(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	

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



WHAT3WORDS: cushy.smashes.region

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