

# 26 Castlelodge Avenue Newtownards, BT23 5DN

*Offers over £195,000*



**VICTORIA  
PINKERTON**

[victoriapinkerton.co.uk](http://victoriapinkerton.co.uk)



## Modern three bedroom semi-detached property in sought-after Comber location just moments from North Down Cricket Club and Comber Leisure Centre.

Nestled in the charming residential area of Comber, this delightful three-bedroom semi-detached house on Castlelodge Avenue offers a perfect blend of comfort and modern living. Upon entering, you are welcomed into a spacious living room, ideal for relaxing evenings with family and friends.

The heart of the home is undoubtedly the modern fitted kitchen, which boasts a large island, providing ample space for meal preparation and casual dining. This contemporary kitchen is designed to meet the needs of today's lifestyle, making it a joy for any home cook.

On the first floor, you will find a stylish shower room that reflects modern design, ensuring convenience and comfort for all residents. The three well-proportioned bedrooms offer plenty of space for rest and relaxation, making this home suitable for families or those looking for extra room.

Outside, the property features an attached garage and a tarmac driveway, providing practical parking solutions. The low-maintenance gardens are perfect for those who wish to enjoy outdoor space without the burden of extensive upkeep, allowing you to spend more time enjoying your home and less time

maintaining it.

This property is an excellent opportunity for anyone seeking a well-appointed home in a friendly community. With its modern amenities and inviting features, it is sure to appeal to a wide range of buyers. Don't miss the chance to make this lovely house your new home.





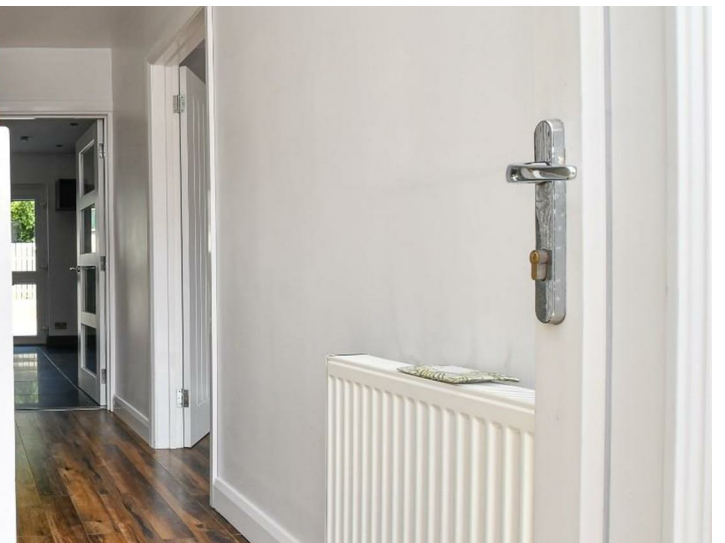
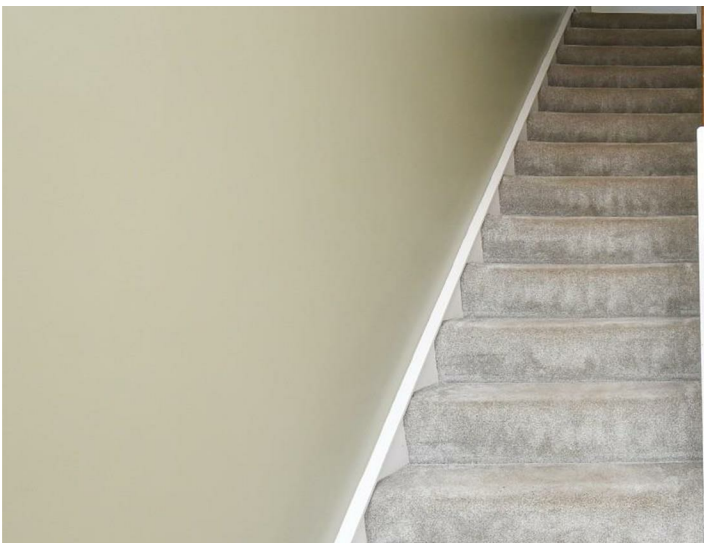
## PROPERTY FEATURES

- Modern semi detached property in popular residential location within Comber
- Stylish first floor shower room
- Fully Enclosed Low Maintenance Rear Garden With Patio Area
- Chain Free Property
- Bright and spacious living room
- Three Well Proportioned Bedrooms
- Gas Central Heating And uPVC Double Glazing
- Contemporary fitted kitchen, with range of integrated appliances and large island unit
- Tarmac Driveway With Ample Parking For Several Vehicles And Attached Garage
- Central Location Close To Shops And Local Amenities

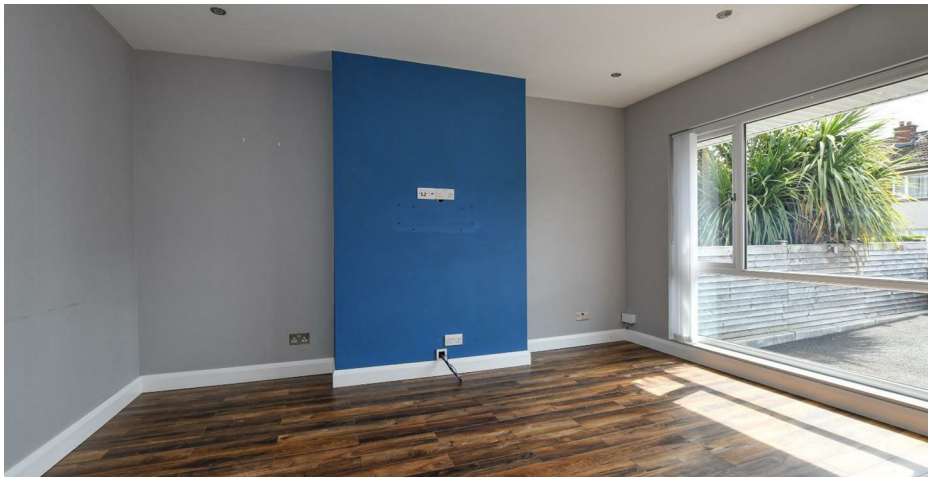












## PROPERTY MEASUREMENTS

Entrance Hall	14'0" x 5'10"
Storage	6'3" x 2'9"
Living Room	13'11" x 11'0"
Kitchen	17'3" x 12'0"
Landing	8'11" x 7'5"
Bedroom 1	12'5" x 10'10"
Bedroom 2	12'1" x 7'11"
Bedroom 3	9'0" x 8'1"
Shower Room	7'11" x 6'0"
Garage	18'10" x 8'0"

### Directions

From Comber Square turn onto Mill Street, turn right onto Castle Lane and follow the road round and over the hill onto Castle Lodge Avenue.

### REQUIRED INFO UNDER TRADING STANDARDS GUIDANCE

Tenure - Understood to be Freehold  
Current Rates - Understood to be £1001.49

### 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>	75	76
(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: word.word.word

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