

Tim Martin
— .co.uk



**43 Brownlow Street
Comber
BT23 5EP**

**Offers Around
£127,500**

www.timmartin.co.uk
Telephone 028 91 878956

SUMMARY

This two-bedroom mid-terrace property presents an opportunity for buyers looking to make a home their own.

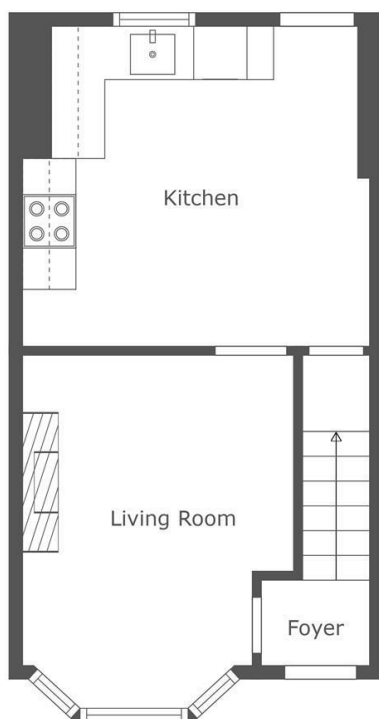
The ground floor features a bright lounge with bay window and a separate kitchen/dining area. Upstairs, there are two well-proportioned bedrooms and a bathroom.

Outside, the property benefits from a generous enclosed rear garden, providing ample space for al fresco dining or those who enjoy gardening, offering space for your own vegetable / fruit garden.

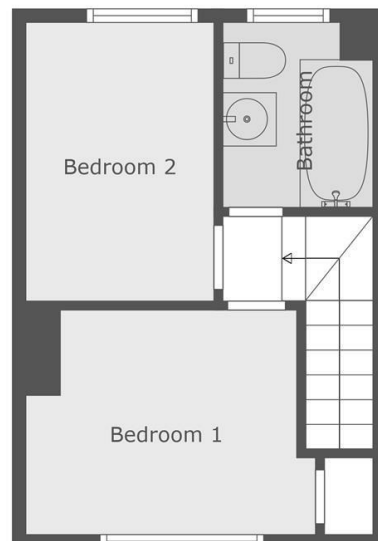
Comber town centre is within walking distance and hosts a wealth of local boutiques, coffee shops, restaurants, leisure facilities and excellent primary and secondary schools. Ease of access to the Comber by-pass, Comber Greenway and bus stop opposite, makes for an easy commute to Newtownards, Dundonald and Belfast.

FEATURES

- Mid Terrace Property
- Bright Lounge with Open Fire and Bay window
- Spacious Kitchen / Dining
- Two First Floor Bedrooms
- Family Bathroom with White Suite
- Spacious Enclosed Rear Garden
- Within Walking Distance to Local Shops, Coffee Shops, Schools and Public Transport
- Close Proximity to Comber Greenway Providing Beautiful Walks and Cycles into Belfast
- Perfect for First Time Buyers or Investors



Floor 1



Floor 2

Entrance Hall

Lounge

13'3 x 10'2 (4.04m x 3.10m)

Hole in the wall fireplace with marble inset and hearth with carved mahogany surround; tv aerial and connection point.

Kitchen / Dining

13'3 x 12'4 (4.04m x 3.76m)

Excellent range of cherry wood high and low level cupboards and drawers with formica worktop; incorporating single drainer stainless steel sink unit with swan neck mixer tap; space and plumbing for washing machine; space for cooker with stainless steel extractor unit and light over; part tiled walls; under stairs storage cupboard; door to rear gardens.

Stairs To First Floor / Landing

Access to roofspace.

Bedroom 1

11'2 x 8'11 (3.40m x 2.72m)

Storage cupboard with insulated copper cylinder; clothes rail and shelving; tv aerial connection point.

Bedroom 2

9'9 x 6'7 (2.97m x 2.01m)

Bathroom

6'7 x 6'3 (2.01m x 1.91m)

White suite comprising panel bath with pillar mixer tap and wall mounted telephone shower attachment; low flush wc; pedestal wash hand basin; part tiled walls; Primeline extractor fan.

Outside

Front garden laid out in bark.

Concrete walk way to rear leading to:-

Boiler House

Worcester oil fired boiler.

Open Fronted Store

Steps Leading to:-

Flagged and stone patio area; oil storage tank; enclosed west facing rear gardens laid out in lawns - ideal to enjoy summer evenings in the sun.

Capital Rateable Value

£750,000. Rates Payable = £715.35 per annum (approx)

Tenure

Leasehold





Energy Efficiency Rating	
	Potential
Very energy efficient - lower running costs	
(92 plus) A	
(81-91) B	
(69-80) C	
(55-68) D	75
(39-54) E	61
(21-38) F	
(1-20) G	
Not energy efficient - higher running costs	
Northern Ireland EU Directive 2002/91/EC	

Comber ■
 27 Castle Street, Comber, BT23 5DY
 T 028 91 8789596

Saintfield
 1B Main Street, Saintfield, BT24 7AA
 T 028 97 568300

Tim Martin & Company for themselves and for the vendors of this property have endeavoured to prepare these sales details as accurate and reliable as possible for the guidance of intending purchasers or lessees. These particulars are given for general guidance only and do not constitute any part of an offer or contract. The seller and us as agents, do not make any representation or give any warranty in relation to the property. We would recommend that all information contained in this brochure about the property be verified by yourself or professional advisors. Services, fittings and equipment referred to in the sales details have not been tested (unless otherwise stated) and no warranty will be given as to their condition. All measurements contained within this brochure are approximate. Please contact us prior to viewing the property. If there is any point of particular importance to you we would be pleased to provide additional information or make further enquiries. We will also confirm that the property remains available. This is particularly important if you are contemplating travelling some distance to view the property.