



26 Glenburn Road , Newtownards, BT23 4HG

Located just off the North Road in Newtownards, this mid terrace property has been nicely presented by its present owners, including a brand new kitchen, and would make an excellent first home or buy to let investment purchase.

The property offers 3 well proportioned bedrooms, all with built in storage cupboards and 1 with additional built in bedroom furniture, a modern shower room, a spacious lounge and a bright and airy, brand new, modern kitchen in gloss finish with granite effect worktops. With modern built in oven, hob and fridge freezer this will get you off to a flying start whatever your buying circumstances.

It benefits from mahogany effect uPVC double glazing and Phoenix gas central heating whilst, externally, there are enclosed gardens to front & rear in lawn with paved pathways. Internal viewing is recommended.

Offers Around £104,950

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- Smartly presented terraced home
- 3 well proportioned bedrooms
- Lounge
- Newly fitted kitchen with dining area
- Shower room
- Rear storage/utility area
- uPVC double glazing
- Phoenix gas central heating
- Gardens to front & rear in lawn
- On street parking to the front.

Entrance

Entrance hall

Lounge

12'11x12'1 (3.94mx3.68m)

Kitchen/diner

12'4x10'7 (3.76mx3.23m)

Rear utility/storage area

6'10x5'10 (2.08mx1.78m)

Landing

Shower room

6'10x5'10 (2.08mx1.78m)

Bedroom 1

12'3x9'6 (3.73mx2.90m)

Bedroom 2

12'1x9'6 (3.68mx2.90m)

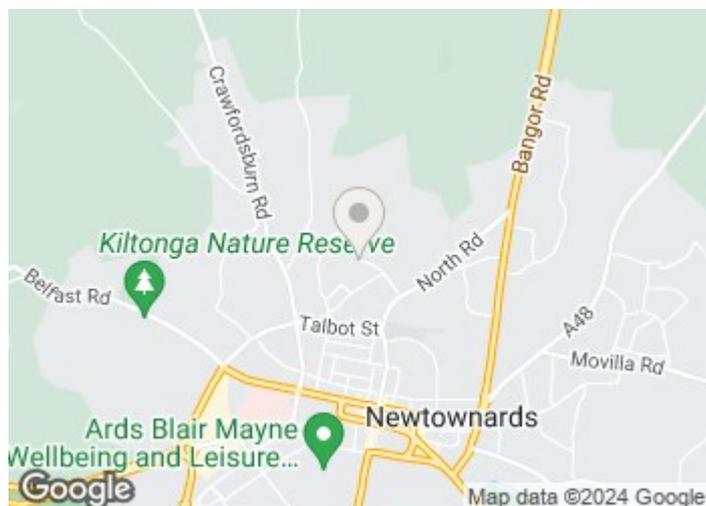
Bedroom 3

9x9 (2.74mx2.74m)

Outside

Tenure

Property misdescriptions

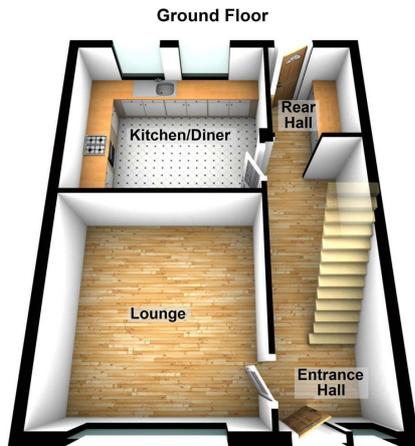


Directions

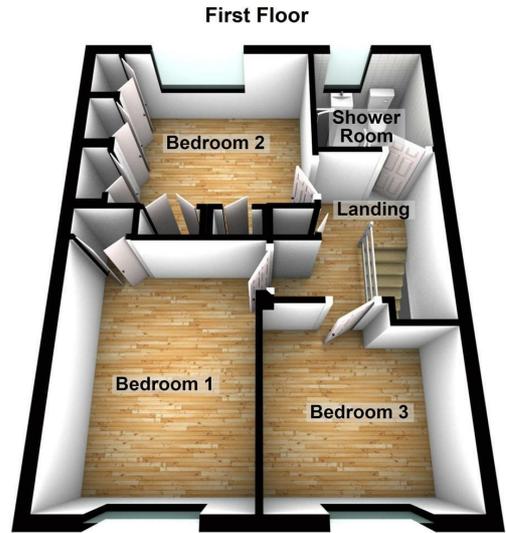
Travelling out of Newtownards along North Road turn left into Glenburn Road. Proceed over the mini roundabout and number 26 is located on the left.



Floor Plan



Images for illustrative purposes only and subject to change.
Plan produced using PlanUp.



These particulars, whilst believed to be accurate are set out as a general outline only for guidance and do not constitute any part of an offer or contract. Intending purchasers should not rely on them as statements of representation of fact, but must satisfy themselves by inspection or otherwise as to their accuracy. No person in this firm's employment has the authority to make or give any representation or warranty in respect of the property.

Energy Efficiency Rating		Current	Potential	Environmental Impact (CO ₂) 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		74	75	Very environmentally friendly - lower CO ₂ emissions (92 plus) A (81-91) B (69-80) C (55-68) D (39-54) E (21-38) F (1-20) G Not environmentally friendly - higher CO ₂ emissions			
Northern Ireland		EU Directive 2002/91/EC		Northern Ireland		EU Directive 2002/91/EC	