



121 Upper Greenwell Street , Newtownards, BT23 8LX

Conveniently located close to Ards town centre, with its wide range of local business and amenities, this semi detached home would make an excellent buy to let investment purchase or a great first time buy for someone with the relevant knowledge or contacts to renovate and refresh it.

The property offers two ground floor reception rooms and a rear extension with relatively fresh kitchen/diner. The first floor offers 3 bedrooms and a bathroom. The rooms are relatively small so may benefit from some reconfiguration to make the best use of the available space.

To the rear is a generous and fully enclosed rear garden with patio area and large paved garden with vegetable beds and access to the rear for bins etc. It benefits from uPVC double glazing and fascia and Phoenix gas central heating.

The property will require modernisation and upgrading but has been priced accordingly and is a semi detached rather than a terraced property providing additional scope to add value. Please see buyers note.

Offers Around £115,000

121 Upper Greenwell Street , Newtownards, BT23 8LX



- Semi detached home
- Kitchen with dining area
- uPVC double glazing & fascia - Phoenix gas central heating
- Town centre location with rental potential
- 3 bedrooms
- Lounge
- Generous garden to rear with access for bins etc.
- Living room with glass fronted fireplace
- Bathroom
- In need of modernisation - See buyers note

Entrance

Entrance hall

13'3x5'5 (4.04mx1.65m)

Living room

15'9x10'2 (4.80mx3.10m)

Kitchen/diner

11'8x8'10 (3.56mx2.69m)

Lounge

10x9'10 (3.05mx3.00m)

Landing

Bathroom

6x6 (1.83mx1.83m)

Bedroom 1

9'10x7'11 (3.00mx2.41m)

Bedroom 2

10'1x8'6 (3.07mx2.59m)

Bedroom 3

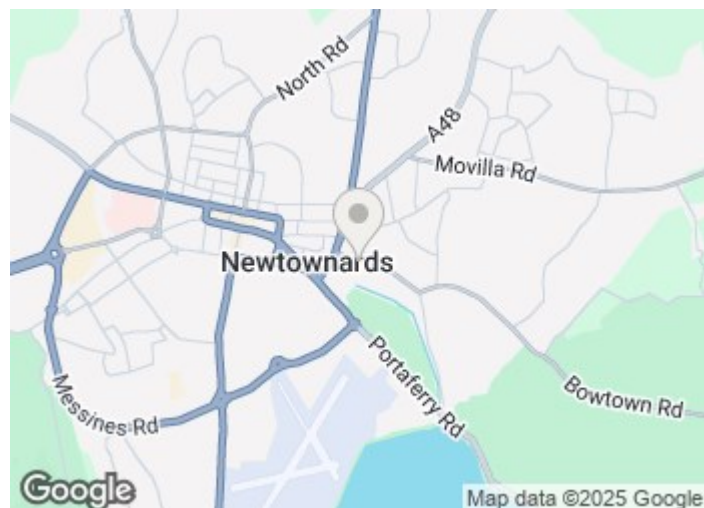
6'7x6 (2.01mx1.83m)

Outside

Buyers notes

Tenure

Property misdescriptions

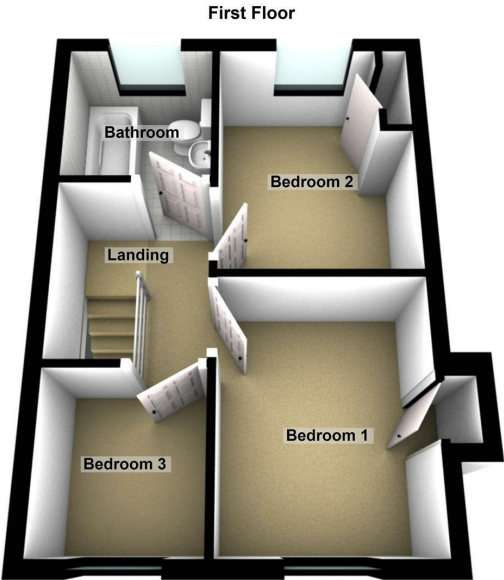
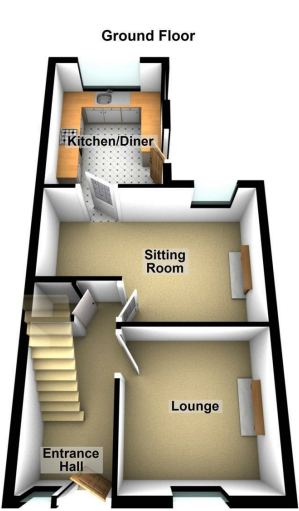


Directions

From Portaferry Road turn onto Georges Street towards Bangor/Francis Street. Turn first right into Upper Movilla Street and number 121 is located on the right.



Floor Plan



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 firms employment has the authority to make or give any representation or warranty in respect of the property.

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