



27 Dickson Park

Ballygowan, Newtownards, BT23 6JB

CASH BUYERS ONLY

Attention Trade buyers, DIY'ers and Property investors.

Looking for a renovation project or a "fixer upper"?

27 Dickson park is a 3 bedroom semi detached home (not terraced) which offers obvious potential to add value through modernisation and renovation.

It offers 3 first floor bedrooms, a bathroom, a lounge, a kitchen and a utility area. There is no kitchen fitted at present and the bathroom will probably require replacement. It currently benefits from uPVC double glazing, although some units will require repair or replacement. There is an open fire in the lounge but the oil fired central heating system is not currently working and will require repair and potentially a replacement boiler.

There is a garden in lawn to the front and an enclosed yard to the rear with public parking area both front & rear.

Offers Around £109,950

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- Semi detached house
- Lounge with open fire
- uPVC double glazing
- In need of complete renovation
- Kitchen (none fitted)
- Gardens front and rear
- 3 bedrooms
- Bathroom
- Cash Buyers Only - Not currently mortgageable

Entrance

Entrance hall

Lounge

13'8x13 (4.17mx3.96m)

Kitchen

13x9'5 (3.96mx2.87m)

Utility room

9'5x4'11 (2.87mx1.50m)

Landing

Bathroom

6'2x5'7 (1.88mx1.70m)

Bedroom 1

15'6x11'9 (4.72mx3.58m)

Bedroom 2

10x7'8 (3.05mx2.34m)

Bedroom 3

11x7'4 (3.35mx2.24m)

Outside

Tenure

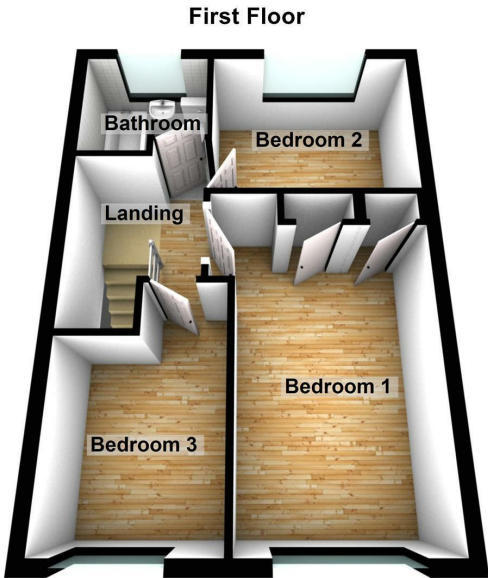
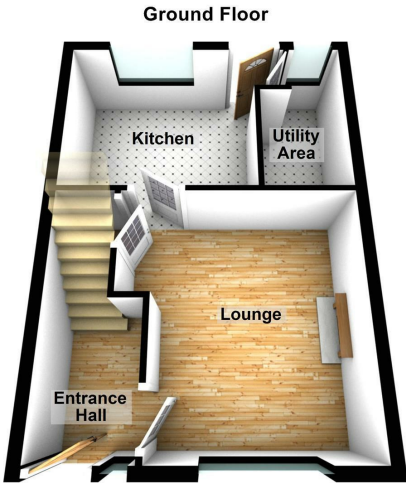
Property misdescriptions



Directions

From the roundabout in Ballygowan village take the road towards Killinchy/Killyleagh then first left into Dickson Park.

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	