



## 44 Saratoga Avenue , Newtownards, BT23 4BD

Saratoga has always been a popular residential area, due largely to its location on the Belfast side of Newtownards, but this lovely detached bungalow may well be amongst the pick of the bunch boasting a lovely elevated site, with excellent views, and presented to a charming standard throughout - your perfect retirement bungalow perhaps?!

The property has been in the same long term ownership for many years however the owners have not rested on their laurels but instead have kept the property updated and fresh with modern kitchen and bathroom and the addition of an en-suite shower room to the master bedroom. Decor is tasteful and pleasant throughout leaving the potential buyer with little to do but move in and enjoy. At the heart of the home is a spacious "L" shaped lounge/dining room, with feature fireplace and lovely views across the town, which connects logically with the kitchen. The 3 bedrooms and bathroom and then located to the rear of the property.

Externally there are gardens to front, side and rear in lawn with maturing trees and paved patio area plus a detached garage with tarmac driveway. The property benefits from uPVC double glazing & oil fired central heating.

Internal viewing is highly recommended and can be arranged strictly by prior appointment via the agent.

**Offers Over £245,000**

# 44 Saratoga Avenue , Newtownards, BT23 4BD



- Detached bungalow on lovely elevated site
- Nicely modernised and presented throughout
- 3 bedrooms - Master with en-suite shower room
- Open plan lounge/diner with feature fireplace and views
- Kitchen with casual dining area
- Modern shower & bathroom
- uPVC double glazing & fascia - Oil fired central heating
- Detached garage with tarmac driveway
- Gardens to front, side & rear with paved patio area
- Ideal retirement purchase

## Entrance

### Entrance hall

### Lounge/Dining room

22'8x17'3 (6.91mx5.26m)

### Kitchen

13x10 (3.96mx3.05m)

### Bathroom

10'4x5'4 (3.15mx1.63m)

### Bedroom 1

13'8x10'5 (4.17mx3.18m)

### En-suite shower room

5'4x5'4 (1.63mx1.63m)

### Bedroom 2

13'8x9'5 (4.17mx2.87m)

### Bedroom 3

10'6x7'5 (3.20mx2.26m)

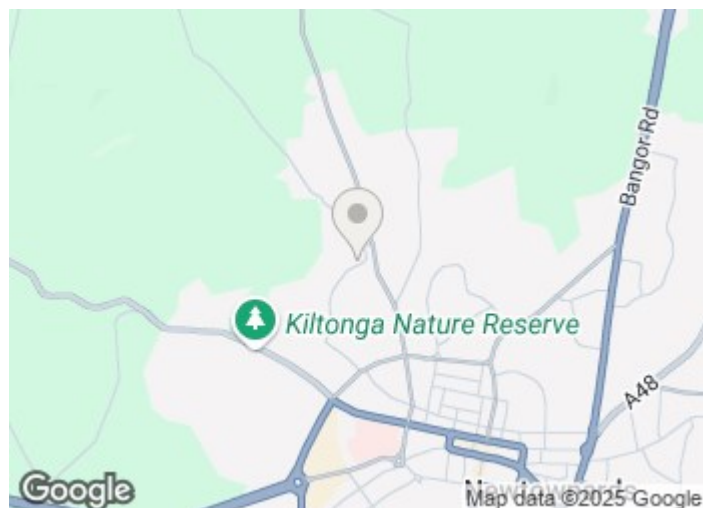
### Detached garage

17x10'10 (5.18mx3.30m)

### Outside

### Tenure

### Property misdescriptions



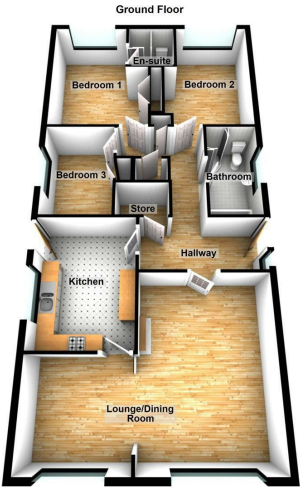
## Directions

Travelling out of Newtownards along Crawfordsburn Road turn left in Saratoga Avenue, just before Tullynagardy Road.





Floor Plan





**NIMortgages.com**  
Your Local Mortgage Experts

**First home or 21<sup>st</sup> home, call us for expert advice on all your mortgage options.**

**02891 828100**



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