



## 37 Hawthorn Crescent Ballyhalbert, Newtownards, BT22 1TF

Take your first step onto the property ladder with this affordable semi detached home.

Located in the Moatlands area of Ballyhalbert, and just a short walk to the beach and local shop, this semi detached home has been nicely presented and offers 3 first floor bedrooms plus a modern family bathroom. The ground floor includes a lovely lounge, with feature fireplace & French doors, and a kitchen/diner plus ground floor WC.

It benefits from uPVC double glazing and oil fired central heating whilst, externally, there are gardens in lawns to front & rear with concrete driveway and paved patio area plus a rural aspect beyond.

All in all, whether it's your first home, a fresh start or a buy to let investment, this property has all the bases covered and should be viewed early to avoid disappointment.

**Offers Around £135,000**

# 37 Hawthorn Crescent

Ballyhalbert, Newtownards, BT22 1TF



- Nice semi detached home a short distance from the beach
- Kitchen with dining area
- uPVC double glazing - Oil fired central heating
- Ideal first home or buy to let purchase.
- 3 bedrooms
- Modern family bathroom
- Gardens to front & rear in lawn with rural aspect to rear
- Lounge with feature fireplace
- Ground floor WC
- Concrete driveway

## Entrance

### Entrance hall

15'8x6'3 (4.78mx1.91m)

### Lounge

15'8x11'7 (4.78mx3.53m)

### Kitchen/diner

18'3x8 (5.56mx2.44m)

### WC

6'1x3 (1.85mx0.91m)

### Landing

9'8x6'7 (2.95mx2.01m)

### Bathroom

6'7x5'5 (2.01mx1.65m)

## Bedroom 1

12'1x11'3 (3.68mx3.43m)

## Bedroom 2

11'8x8'11 (3.56mx2.72m)

## Bedroom 3

9x8'1 (2.74mx2.46m)

## Outside

## Tenure

## Property misdescriptions



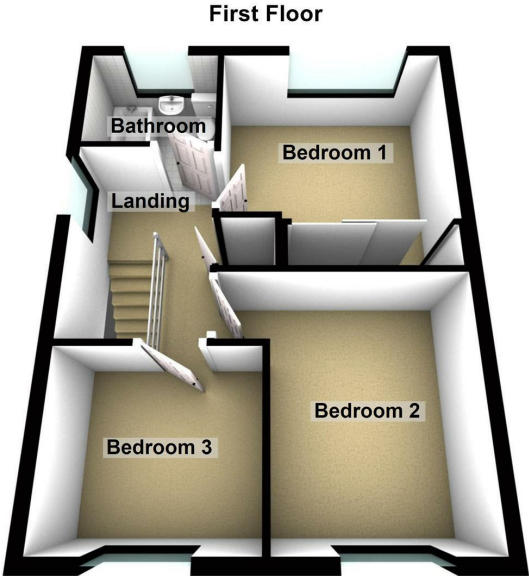
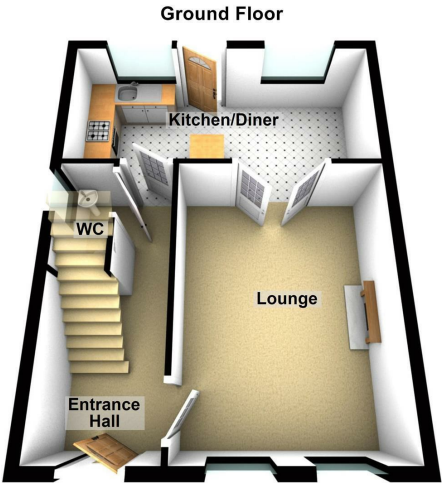
## Directions

Travelling from Ballyhalbert inland towards Glastry School turn right into the Moatlands Development. At the T junction turn left and at the next T junction number 37 is directly ahead.





Floor Plan



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