

**Tim Martin**  
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**11 Milecross Manor  
Newtownards  
BT23 4ZW**

**Offers Over  
£290,000**

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## SUMMARY

Set in the Milecross Manor development in Newtownards, this modern three-storey semi-detached home offers contemporary living across a thoughtfully designed layout.

Spanning three floors, the property boasts three well-proportioned bedrooms, including a spacious principal suite complete with its own ensuite bathroom and a private dressing area.

At the heart of the home, the open-plan kitchen, dining and living space is ideal for modern family life, with patio doors leading directly to the enclosed rear garden, perfect for entertaining or relaxing. A separate first-floor lounge provides a flexible second living space — ideal for unwinding or hosting guests.

Further enhancing the home is an integral garage, offering secure parking or additional storage, alongside ample parking to the front.

With quality finishes and generous storage throughout, this is a beautifully presented home in an ideal location close to schools, amenities, and transport links.

Located off the Belfast Road, the property is within walking distance to Newtownards centre, offering a wide range of shops, cafes, restaurants, and leisure facilities. Families will appreciate the proximity to well-regarded local schools, while commuters benefit from excellent transport links to Belfast and Bangor. With scenic countryside and coastal walks nearby, including the stunning Scrabo Tower and Kiltonga Nature Reserve, this location offers convenience and practicality.

## FEATURES

- Beautifully Presented Three Storey Semi Detached Home
- Open Plan Kitchen / Living / Dining Opening Out to the Rear Garden
- Downstairs WC
- Spacious First Floor Lounge
- Three Well Proportioned Bedrooms – Principal with En Suite and Dressing Area
- Modern Family Bathroom
- Integral Garage and Parking to Front
- Double Glazing and Dual Zone Gas Fired Central Heating
- Enclosed Rear Gardens and Patio Area
- Superb Location Within Walking Distance to Newtownards Bustling Town Centre

## **Entrance Hall**

Access to integral garage; tiled floor; LED spotlights; storage cupboard with Logic Combi gas fire boiler.

## **WC**

**5'9 x 3' (1.75m x 0.91m)**

White suite comprising close coupled wc: vanity unit with wash hand basin with chrome mono mixer tap; cupboard under; wood effect tiled floor; featured tiled wall; extractor fan.

## **Open Plan Kitchen / Living / Dining**

**20'6 x 15'7 (6.25m x 4.75m)**

Excellent range of high and low level cupboards and drawers incorporating 1½ tub single drainer stainless steel sink unit with swan neck mixer tap; quartz worktop and matching upstands; matching island unit with integrated fridge / freezer and breakfast bar; CDA electric oven; CDA combi microwave; CDA wine fridge; Matrix integrated dishwasher; CDA stainless steel 4 ring gas hob with Franke stainless steel and glass extractor unit over; ceramic tiled floor; LED spotlights; TV aerial connection point; double patio doors opening to rear patio and gardens;

## **Half Landing**

Cloak cupboard with clothes rail and shelving.

## **Lounge**

**15'7 x 11'9 (4.75m x 3.58m)**

Parquet style wood laminate flooring; LED spotlights; 2x TV connection points - one wall mounted; double patio doors.

## **First Floor / Landing**

Storage cupboard.

## **Bedroom 1**

**10'3 x 7'8 (3.12m x 2.34m)**

TV connection point.

## **Bedroom 2**

**13'11 x 7'6 (4.24m x 2.29m)**

TV connection point.

## **Bathroom**

**11'8 x 5'10 (3.56m x 1.78m)**

White suite comprising tiled bath with centrally located pillar mixer tap and telephone shower attachment; close coupled wc; vanity unit with wash hand basin with mono mixer tap and drawers under; quadrant tiled shower cubicle with thermostatically controlled shower unit with adjustable and rain shower heads with glass sliding doors and side panels; chrome heated towel radiator; ceramic tiled floor; part tiled walls; extractor fan; ceiling window.

## **Principal Bedroom**

**11'9 x 11'7 (3.58m x 3.53m)**

Semi vaulted ceiling; TV aerial connection; open through to; -

## **Dressing Area**

**10'11 x 6'2 (3.33m x 1.88m)**

Fitted with shelving and clothes rails.

## En Suite Shower Room

8'8 x 3'6 (2.64m x 1.07m)

White suite comprising rectangular tiled shower cubicle with thermostatically controlled shower with adjustable rain shower heads; glass sliding shower door and side panel; vanity unit with wash hand basin and mono mixer tap; drawers under; close couple wc; chrome heated towel radiator; ceramic tiled floor; part tiled walls; extractor fan.

## Integral Garage

18'9 x 11'9 (5.72m x 3.58m)

Electrically operated roller door; storage cupboard; range of low levels cupboards with formica worktop and matching upstands incorporating single drainer stainless sink unit with mono mixer tap; space and plumbing for washing machine and tumble dryer; LED lighting.

## Gardens

Brick pavia to front providing parking for 2 cars.

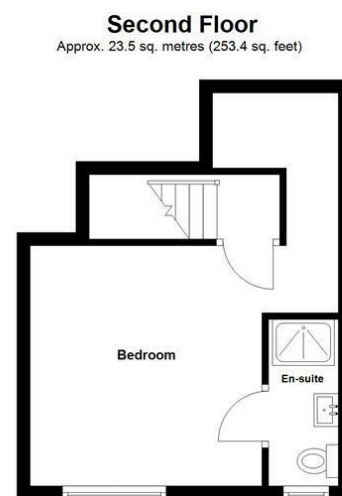
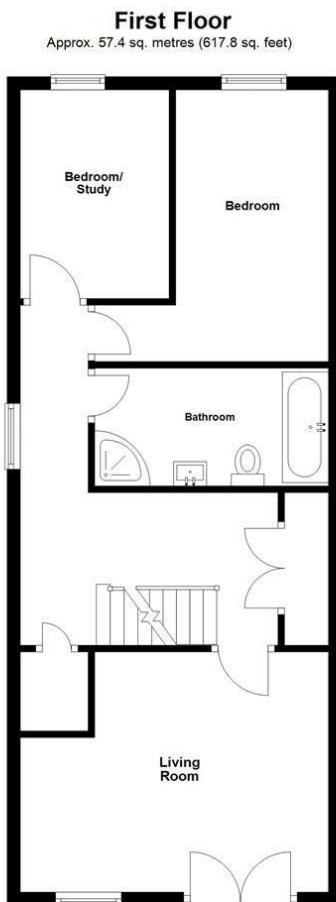
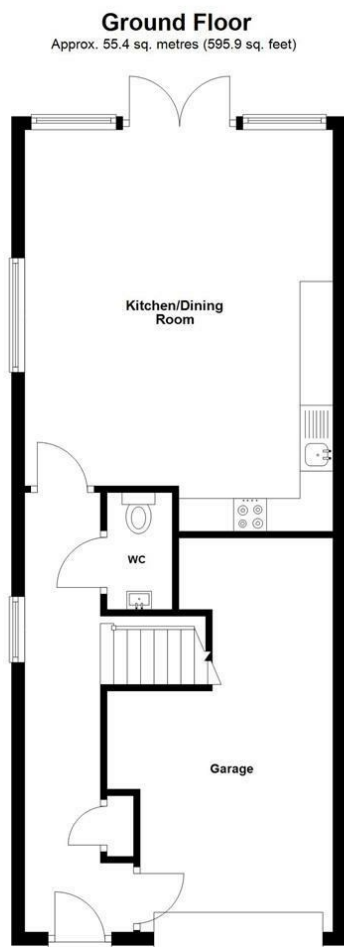
Enclosed rear garden laid out in grass and planted with a selection of ornamental and flowering shrubs and trees; flagged patio area accessed directly from kitchen/living; pavia storage area to side; water tap; bin storage; light.

## Capital / Rateable Value

£165,000. Rates Payable = £1,573.77 per annum (approx)

## Tenure

Freehold



Total area: approx. 136.3 sq. metres (1467.1 sq. feet)

Photos and Plans by houseflyni.co.uk  
Plan produced using PlanUp.

**11 Milecross Manor, Newtownards**





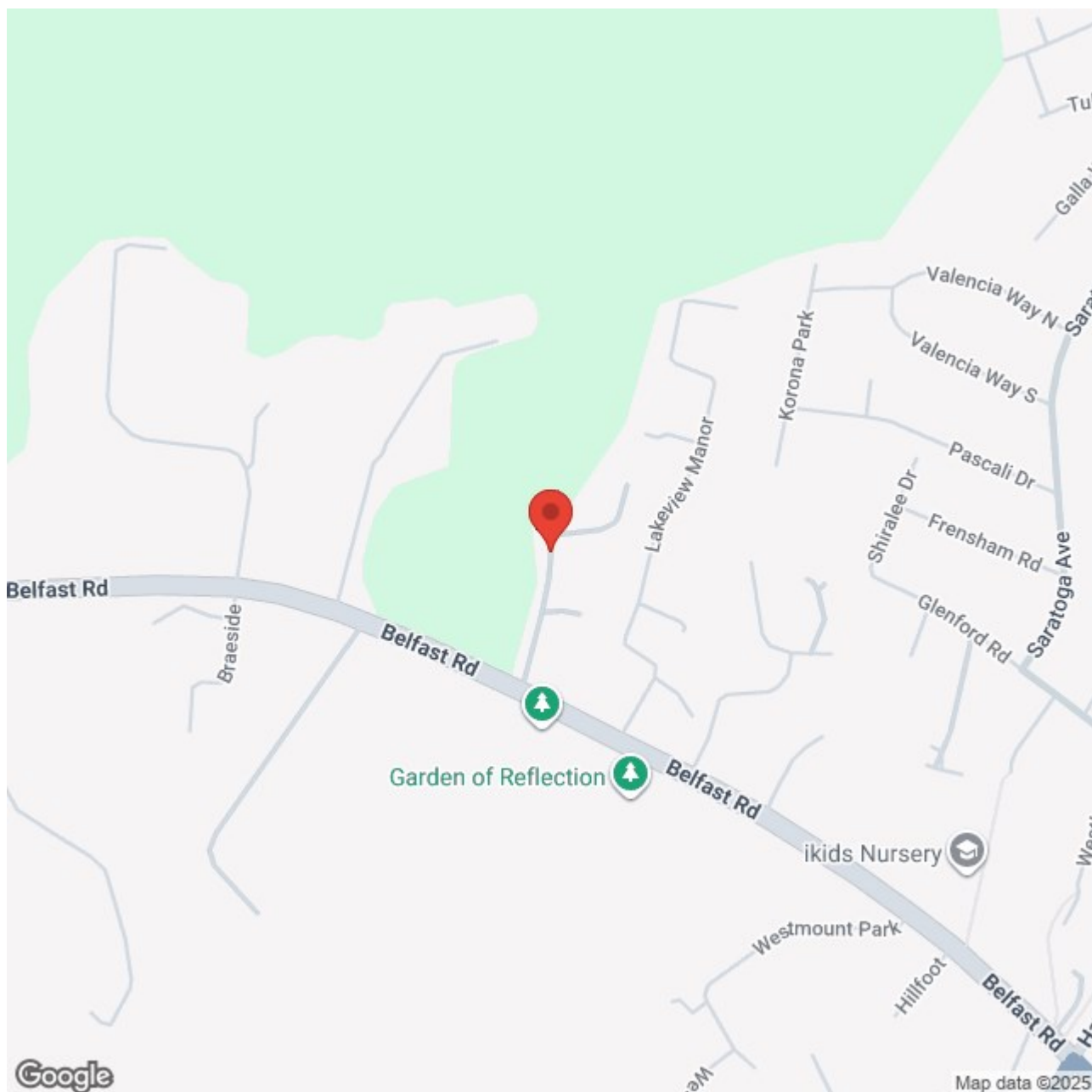












Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) <b>A</b>		
(81-91) <b>B</b>	83	83
(69-80) <b>C</b>		
(55-68) <b>D</b>		
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
Not energy efficient - higher running costs		

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