

**Tim Martin**  
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**9 Coronation Crescent  
Comber  
BT23 5BG**

**Offers Around  
£125,000**

[www.timmartin.co.uk](http://www.timmartin.co.uk)  
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## SUMMARY

Situated within walking distance of Comber village, local schools and public transport, this spacious semi detached property is perfect for the first time buyer, couple or investor.

In need of modernisation, this property offers the buyer an opportunity to put their own stamp on the property and create a home tailored to their own requirements. The accommodation comprises a lounge, kitchen and bathroom on the ground floor. Upstairs there are three well proportioned bedrooms, one with a walk in wardrobe.

Externally, the property benefits from a covered yard area and store to the rear. The enclosed rear garden is laid in lawn with raised flowerbeds, providing an ideal space for summer bar-be-ques, and children or pets to enjoy.

The property is within walking distance to Comber's host of amenities including primary and secondary schools, shops, eateries and Comber leisure centre. An excellent public transport service, and road network, allows for a convenient commute to Newtownards, Dundonald, and Belfast City Centre, as well as schools in the surrounding towns and Belfast.

## FEATURES

- Semi Detached Home in Need of Modernisation
- Lounge with Open Fire
- Kitchen with Larder Cupboard
- Downstairs Bathroom
- Three Bedrooms on First Floor
- Oil fired Central Heating and Double Glazing
- Covered Yard and Store to Rear
- Enclosed Rear Gardens Laid Out in Lawns
- Within Walking Distance to Comber Amenities

## **Entrance Hall**

Glazed uPvc entrance door.

## **Lounge**

**13'6 x 11'10 (4.11m x 3.61m )**

Stone fireplace with hardwood mantle; quarry tiled hearth; matching display shelves and console unit.

## **Kitchen**

**9'4 x 7'11 (2.84m x 2.41m)**

Range of laminate high and low level cupboards and drawers with feature glazed and open display cupboard; double drainer stainless steel sink unit; space for cooker; larder with built-in shelving; fluorescent lighting; wood laminate flooring; part tiled walls.

## **Rear Hall**

Cloak cupboard with shelving.

## **Bathroom**

**7'9 x 5'0 (2.36m x 1.52m)**

Coloured suite comprising panelled bath; low flush wc; pedestal wash hand basin with mixer tap; ceramic tiled floor; part tiled walls; hotpress with lagged copper cylinder and shelving.

## **Stairs to First Floor / Landing**

### **Bedroom 1**

**13'7 x 10'2 (4.14m x 3.10m)**

Walk-in wardrobe with clothes rails and shelving.

### **Bedroom 2**

**10'11 x 8'5 (3.33m x 2.57m)**

### **Bedroom 3**

**7'11 x 7'11 (2.41m x 2.41m)**

Access to roofspace.

## **Outside**

### **Covered Yard**

**9'10 x 7'9 (3.00m x 2.36m)**

Telephone connection point; ceramic tiled floor; glazed door to rear garden; fluorescent light.

### **Store**

**9'10 x 5'5 (3.00m x 1.65m)**

Light and power points; space and plumbing for washing machine; Worcester oil fired boiler.

## **Gardens**

Front garden laid out in lawns with feature rockery planted with mature selection of shrubs and trees.

Enclosed rear gardens laid out in lawn with raised flowerbeds planted with mature selection of shrubs and trees; flagged patio area; oil storage tank; light and water tap.

**Capital Rateable Value**

£77,500. Rates Payable = £739.00 per annum (approx)

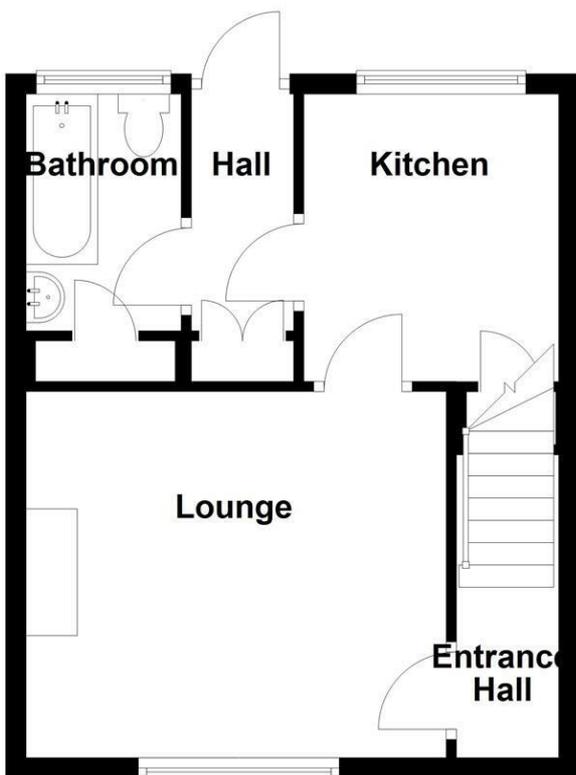
**Tenure**

Leasehold

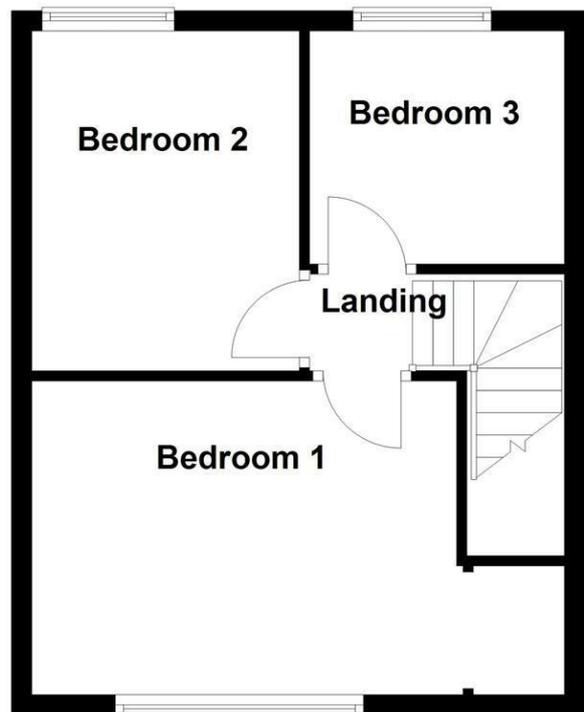
**Ground Rent**

5p (if demanded)

**Ground Floor**



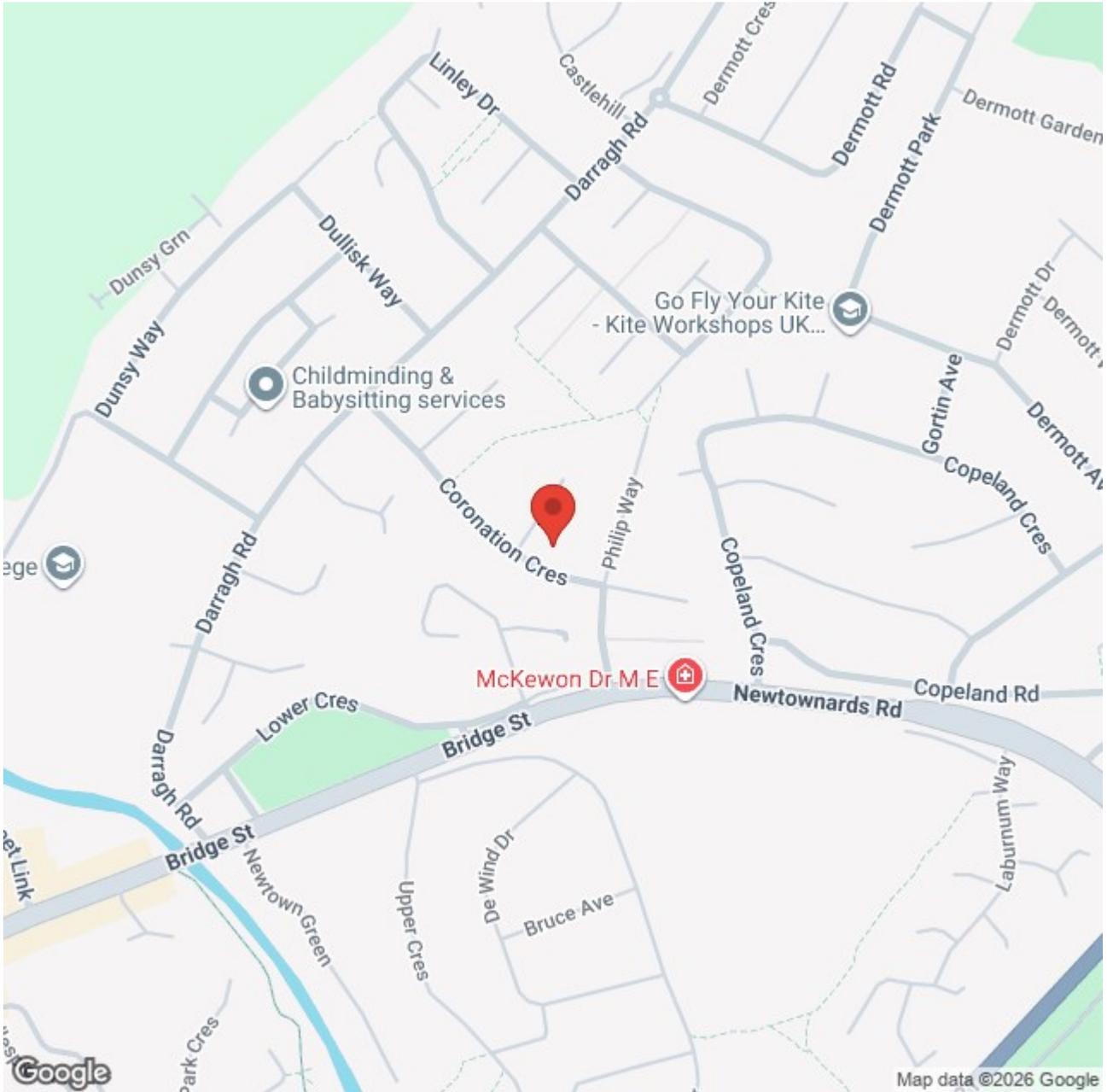
**First Floor**











Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus)	<b>A</b>		
(81-91)	<b>B</b>		
(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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 1B Main Street, Saintfield, BT24 7AA  
 T 028 97 568300

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