

Tim Martin
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12 Dickson Park
Ballygowan
BT23 6JD

Offers Around
£125,000

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SUMMARY

A spacious mid terrace property, situated in this popular residential development and within walking distance of Ballygowan village.

The property, fitted with oil fired central heating and uPVC double glazing, does require some modernisation, however, offers the potential for the purchaser to put their own stamp on the property and create their own dream home.

The accommodation comprises of a spacious lounge, fitted kitchen, three excellent sized bedrooms and a shower room. Outside, the property enjoys easily maintained gardens to the front and rear with two stores.

Ballygowan village provides an excellent range of local amenities, including Alexander Dickson and Carrickmannon Primary Schools, all within close proximity. For commuters, good transport links and an excellent road network ensure ease of access to Downpatrick, Newtownards, Dundonald, and Belfast.

This is the ideal home for the first time buyer, young couple/family or investor.

FEATURES

- Open Viewing - Thursday 4th June 4.30pm - 5.00pm
- Mid Terrace Property Situated in this Popular Residential Development
- In Need of Some Modernisation
- Spacious Lounge
- Three Excellent Sized Bedrooms
- Fitted Kitchen and Shower Room
- Oil Fired Central Heating and uPVC Double Glazing
- Easily Maintained Front and Rear Gardens with Two Stores
- Close Proximity to Local Shops, Primary Schools and Public Transport
- Ideal Home for the First Time Buyer, Young Couple/Family or Investor

Entrance Hall

Glazed uPVC entrance door with matching side light; telephone connection point.

Lounge

13'7 x 13'0 (4.14m x 3.96m)

(Maximum Measurements)

Granite fireplace with mahogany hearth; matching fire surround; open fire; corniced ceiling; under stairs storage cupboard.

Kitchen

(maximum measurements)

Good range of wood laminate high and low level cupboards and drawers incorporating single drainer stainless steel sink unit with mixer tap; space for electric cooker; space for fridge / freezer; space and plumbing for washing machine; formica worktop; part tiled walls; built-in larder cupboard.

First Floor / Landing

Access to roofspace.

Bedroom 1

Built-in wardrobe; hotpress with insulated copper cylinder.

Bedroom 2

8'7 x 7'5 (2.62m x 2.26m)

Bedroom 3

9'10 x 7'8 (3.00m x 2.34m)

Shower Room

6'1 x 5'8 (1.85m x 1.73m)

White suite comprising separate shower cubicle with Mira Sport electric shower unit and wall mounted telephone shower attachment; fitted sliding shower doors; low flush wc; pedestal wash hand basin with chrome taps; part tiled walls.

Outside

Gravelled area to the front; enclosed rear garden laid out in decorative gravel and flagged patio area; PVC oil storage tank; enclosed oil fired boiler; coal store.

Store

Light point

Capital Rateable Value

£75,000. Rates Payable = £750.00 per annum (approx)

Tenure

Freehold

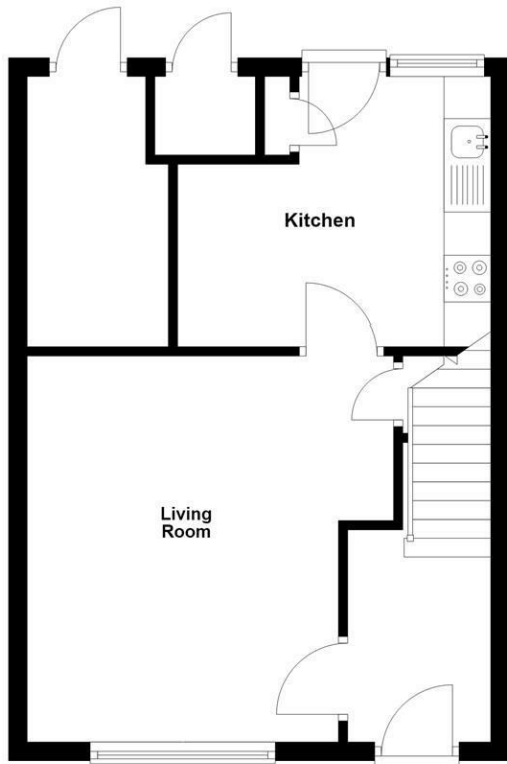






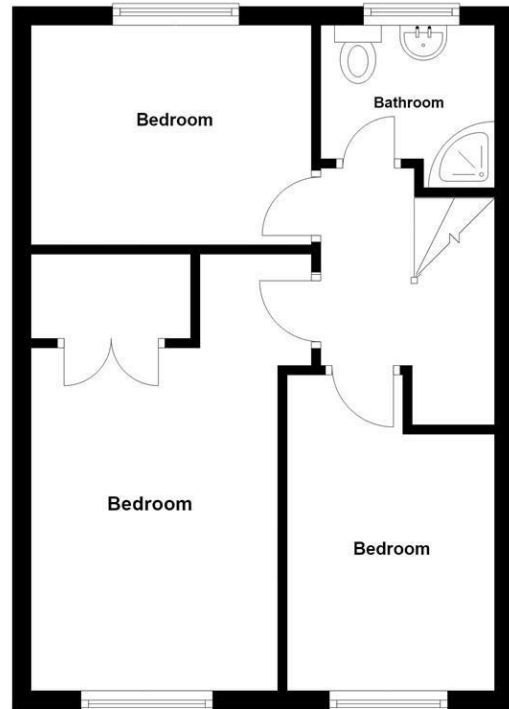
Ground Floor

Approx. 34.4 sq. metres (370.4 sq. feet)



First Floor

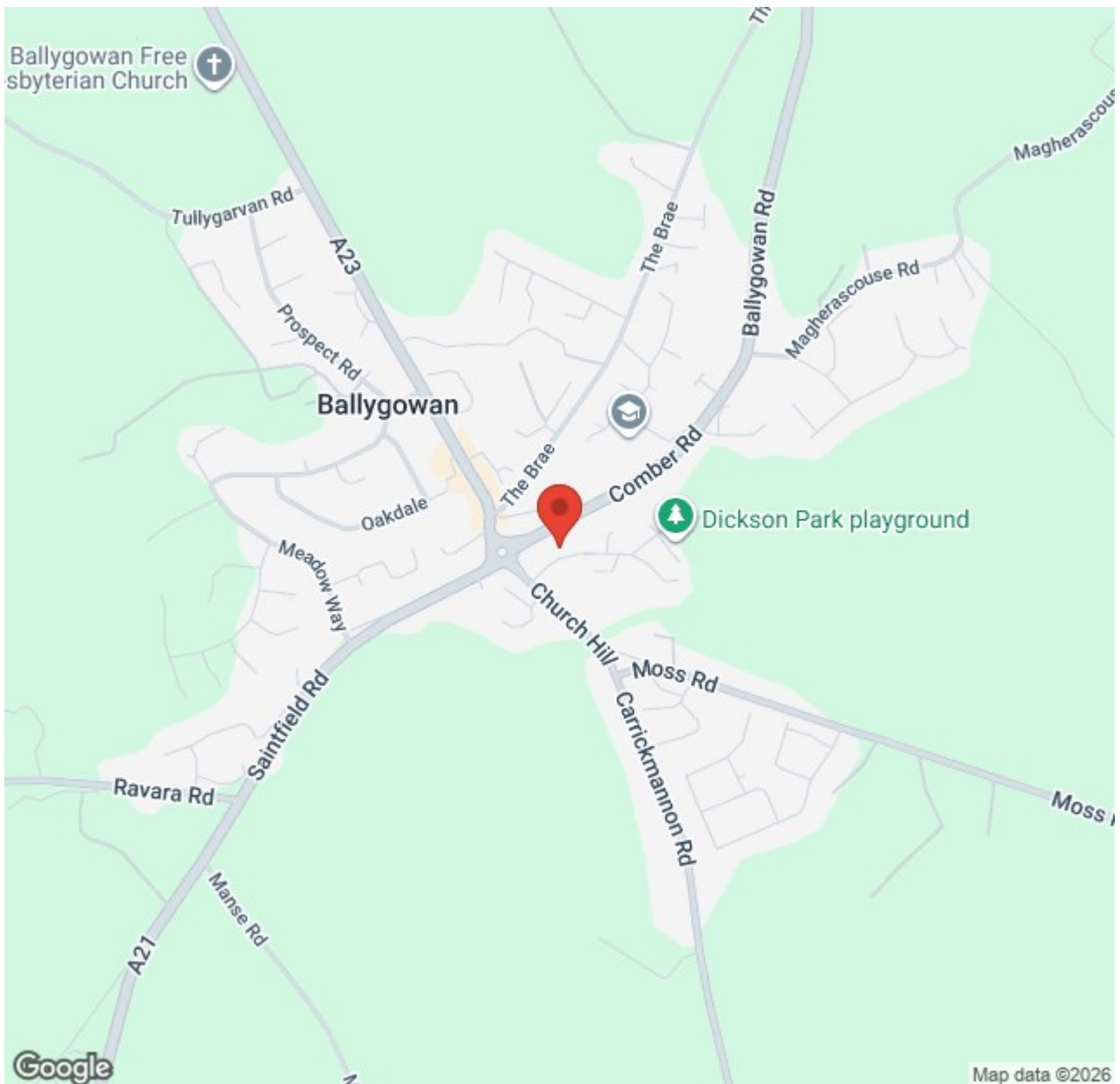
Approx. 34.9 sq. metres (376.0 sq. feet)



Total area: approx. 69.3 sq. metres (746.4 sq. feet)

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

12 Dickson Park, Ballygowan



Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			
(81-91) B			
(69-80) C			
(55-68) D		66	73
(39-54) E			
(21-38) F			
(1-20) G			
Not energy efficient - higher running costs			

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