

Tim Martin
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**55 Dickson Park
Ballygowan
BT23 6JB**

**Offers Around
£140,000**

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SUMMARY

This well proportioned end terrace property offers an excellent opportunity for first-time buyers, couples, or investors, and is located just a short walk from Ballygowan village.

Internally, the accommodation is laid out over two floors and features a bright lounge which opens through to a dining room and modern fitted kitchen. Three well proportioned bedrooms, and a modern bathroom are found on the first floor. The property boasts oil-fired central heating and uPVC double-glazed windows throughout.

Externally, there is a driveway to the side with parking for 2 cars, while the rear offers low maintenance garden area, making it ideal for easy upkeep, and a generous store.

Ballygowan village provides a range of local amenities, including Alexander Dickson Primary School, all within close proximity. Comber and Saintfield are also easily accessible, offering a wide selection of schools, restaurants, and eateries. For commuters, good transport links and an excellent road network ensure access to Downpatrick, Newtownards, Dundonald, and Belfast.

FEATURES

- Well Proportioned End Terrace Property
- Bright Lounge With Cast Iron Multi Fuel Store
- Modern Fitted Kitchen With Electric Oven and Gas Hob
- Three Well Proportioned Bedrooms
- Modern Bathroom
- Oil Fired Central Heating And uPVC Double Glazing
- Gardens To The side And Rear And Parking For Two Cars To The Side
- Rear Store With Light And Power
- Perfect For The First Time Buyer, Young Couple Or Family
- Close To Many Local Amenities, Public Transport And Primary School

Entrance Hall

Glazed Upvc entrance door with matching side light; corniced ceiling.

Lounge

14'3 x 13'6 (4.34m x 4.11m)

Stratford enclosed cast iron multi fuel stove (linked to heating and hot water system) on tiled hearth; under stairs storage cupboard; oak tongue and groove floor; TV aerial and telephone connection point; built in cupboard; corniced ceiling; open to:-

Dining Room

8'11 x 8'01 (2.72m x 2.46m)

Ceramic tiled floor; corniced ceiling; open to:-

Kitchen

9'9 x 8'3 (2.97m x 2.51m)

Good range of high and low level worktops incorporating single drainer stainless steel sink unit with swan neck mixer taps; Indesit electric oven; Indesit 4 ring gas hob with stainless steel splashback and stainless steel extractor unit with light over; space and plumbing for washing machine and dishwasher; tiled splashback; ceramic tiled floor; door to rear gardens.

Stairs to First Floor / Landing

Access to roof space.

Bedroom 1

9'11 x 7'11 (3.02m x 2.41m)

Wood laminate flooring; corniced ceiling.

Bedroom 2

13'5 x 8'8 (4.09m x 2.64m)

Built in storage cupboard; hotpress with insulated copper cylinder; corniced ceiling; wood laminate floor.

Bedroom 3

10'5 x 8'9 (3.18m x 2.67m)

Wood laminate flooring; corniced ceiling.

Bathroom

6'1 x 5'7 (1.85m x 1.70m)

White suite comprising P shaped bath with Mira Sport electric shower over; pedestal wash hand basin with mono mixer taps; dual flush WC; painted tongue and groove ceiling; tiled walls; ceramic tiled floor.

Gardens

Enclosed side garden laid out in grass; boiler house with warmflow oil fired boiler.

Enclosed rear garden with raised flagged patio area; outside light and water tap; oil storage tank.

Store

15'10 x 7'5 (4.83m x 2.26m)

Minimum Measurements

Light and power

Tenure

Leasehold

Ground Rent

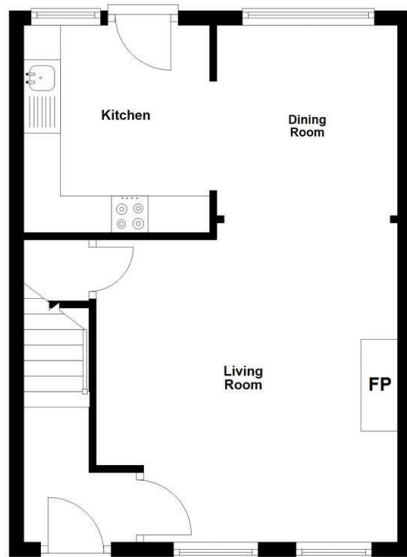
5p if demanded

Capital / Rateable Value

£75,000. Rates Payable = £749.55 Per Annum (Approx)

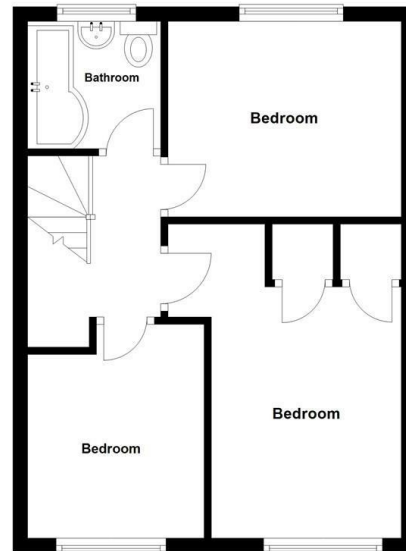
Ground Floor

Approx. 38.2 sq. metres (410.7 sq. feet)



First Floor

Approx. 36.1 sq. metres (388.3 sq. feet)



Total area: approx. 74.2 sq. metres (799.0 sq. feet)

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

55 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		
(39-54)	E	55	
(21-38)	F		
(1-20)	G		
Not energy efficient - higher running costs			
			76

Comber
 27 Castle Street, Comber, BT23 5DY
 T 028 91 8789596

Saintfield
 1B Main Street, Saintfield, BT24 7AA
 T 028 97 568300

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