

Tim Martin
.co.uk



**6 Charles Way
Comber
BT23 5BB**

**Offers Around
£130,000**

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SUMMARY

Located within walking distance of Comber, local schools and public transport, this spacious, extended mid terraced property is ideal 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. The accommodation is flexible and can be adapted to suit most families needs. The ground floor comprises a lounge, kitchen, dining room / bedroom and shower room. Upstairs there are two well proportioned bedrooms, one with a walk in wardrobe and bathroom.

Externally, the enclosed rear garden is laid in lawn with flowerbeds and a raised patio area, providing an ideal space for summer bar-be-ques, and children or pets to enjoy. The front garden is easily maintained and laid out in a flagged patio with mature, well stocked flowerbeds.

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

- Extended Mid Terrace Home in Need of Modernisation
- Lounge with Open Fire
- Kitchen and Separate Dining Room / Bedroom
- Downstairs Shower Room
- Two Bedrooms and Bathroom on First Floor
- Oil fired Central Heating and Double Glazing
- Enclosed Rear Gardens Laid Out in Lawns with Raised Patio Area
- Within Walking Distance to Comber Amenities
- Chain Free

Entrance Hall

Glazed uPVC entrance door.

Lounge

13'5 x 11'10 (4.09m x 3.61m)

(maximum measurements)

Stone fireplace with matching console shelf; enclosed wood burning stove; quarry tiled hearth; hardwood mantle; wood laminate floor; feature bay window; wired for 2 wall lights.

Dining Room / Bedroom 3

10'0 x 8'0 (3.05m x 2.44m)

(maximum measurements)

Storage cupboard; pine tongue and groove ceiling; glazed double doors to:-

Kitchen

11'7 x 11'4 (3.53m x 3.45m)

Excellent range of high and low level cupboards and drawers with feature glazed display cupboards and open display shelving; formica worktop incorporating twin enamel sink unit with mixer tap; Neff double electric ovens; Kenwood 4 ring ceramic hob with extractor hood over; space and plumbing for dishwasher; pine tongue and groove ceiling with spotlights; wood laminate floor; part tiled walls; glazed door to:-

Court Yard

9'2 x 4'9 (2.79m x 1.45m)

Range of high and low level cupboards with formica worktops; space and plumbing for for washing machine and tumble dryer; door to rear garden; ceramic tiled floor.

Shower Room

7'10 x 4'11 (2.39m x 1.50m)

White suite comprising tiled shower cubicle with thermostatically controlled shower unit; sliding shower doors and side panels; pedestal wash hand basin; low flush wc; tiled walls and floor; storage cupboard.

Stairs to First Floor / Landing

Access to roofspace

Bedroom 1

13'7 x 10'3 (4.14m x 3.12m)

(maximum measurements)

Walk-in wardrobe with shelving and clothes rails; wood laminate flooring.

Bedroom 2

11'3 x 8'4 (3.43m x 2.54m)

Wood laminate flooring.

Bathroom

8'0 x 8'0 (2.44m x 2.44m)

Coloured suite comprising panelled bath with mixer tap and telephone shower attachment; glass shower screen; pedestal wash hand basin; low flush wc; part tiled walls.

Outside

Enclosed front gardens laid out in hexagonal flagged patio area flowerbeds planted with a selection of ornamental and flowering shrubs and trees.

Flagged side garden with raised stoned flowerbeds; boiler house with oil fired boiler; oil storage tank.

Enclosed rear garden laid out in lawn and planted with a selection of ornamental and flowering shrubs ; outside light and water tap; flagged path leading to raised patio area.

Capital Rateable Value

£85,000. Rates Payable =£849.00 per annum (approx)

Tenure

Leasehold

Ground Rent

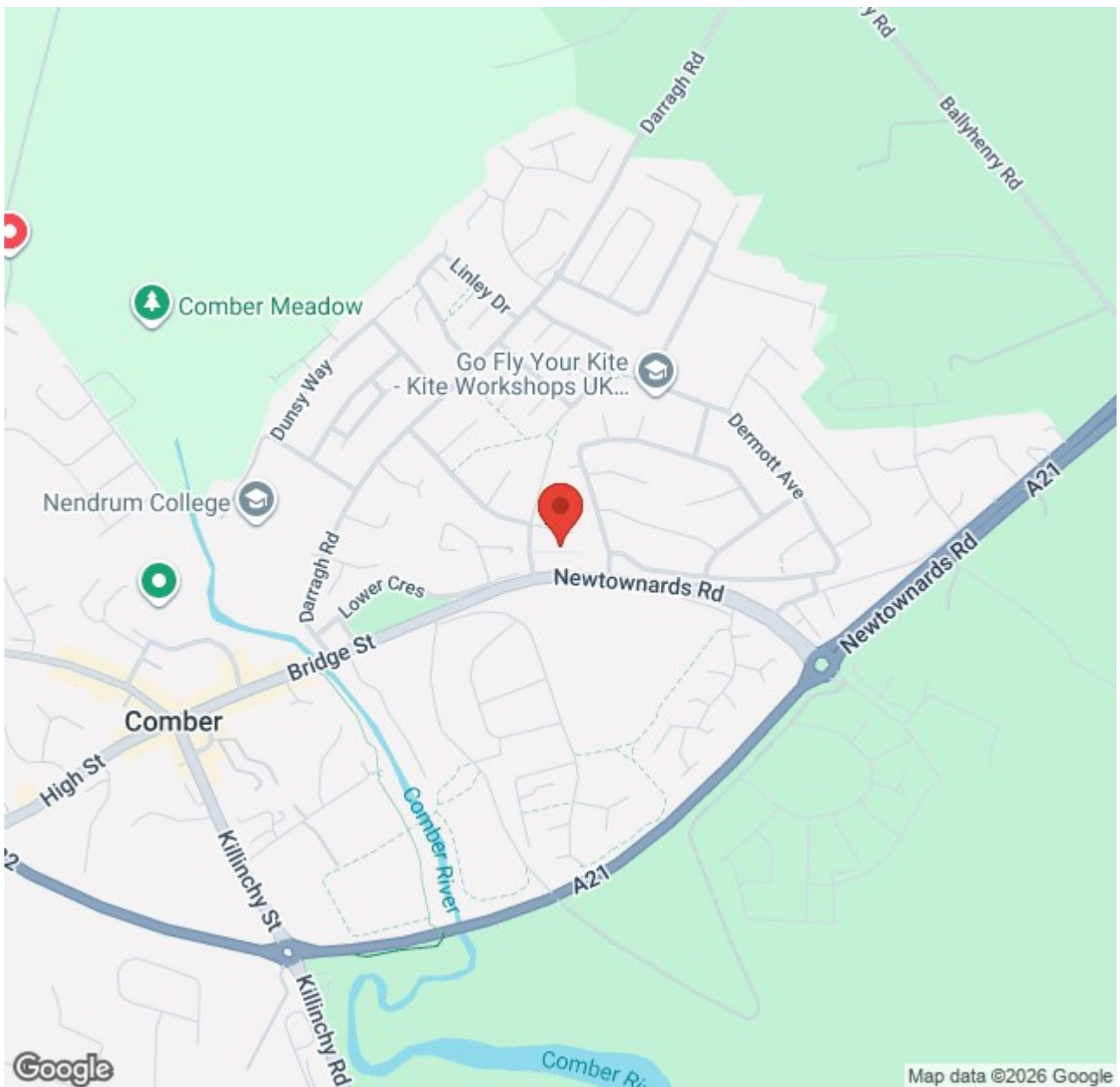
5p if demanded











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	50	
(21-38)	F		
(1-20)	G		
Not energy efficient - higher running costs			
			72

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