



**11 BLACKWOOD CRESCENT,
NEWTOWNARDS, BT23 4XX**

OFFERS AROUND £265,000

Located in the popular Blackwood area of Newtownards, this beautifully presented detached house has been decorated to a high standard throughout and offers good accommodation in a fantastic location.

Only minutes from Newtownards town centre, the main arterial routes to Belfast and local schools, the property will appeal to wide range of viewers, especially downsizers or young families.

The ground floor comprises a modern kitchen with space for dining, utility room with walk in pantry, guest wc and a large living room with bay window and patio doors.

The first floor benefits from three well proportioned bedrooms, master with ensuite shower room, family bathroom with white suite and access to fully floored and shelved roofspace.

Externally, the rear garden is landscaped with mature plants and shrubs, enjoys an area in lawn, BBQ hut and also has a tarmac driveway for off street parking. We recommend viewing this fantastic property at your earliest convenience.



Key Features

- Well Presented Three Bed Detached Home In The Popular Blackwood Area Of Newtownards
- Separate Utility Room With Walk In Pantry
- Three Well Proportioned Bedrooms, Master With Ensuite Shower Room
- Gas Fired Central Heating And uPVC Double Glazed Windows
- Modern Kitchen With Space For Dining And A Great Range Of Units
- Ground Floor WC And First Floor Family Bathroom
- Landscaped Rear Garden And Off Street Parking
- Decorated to A High Standard Throughout



Accommodation Comprises:

Entrance Hall

Tiled floor.

Guest WC

White suite comprising low flush wc, wash hand basin with mixer taps and tiled splashback and tiled floor.

Lounge

19'0" x 14'8"

Feature bay window, patio doors, wood laminate flooring.

Kitchen

13'4" x 9'5"

Range of high and low level units with laminate work surfaces, single drainer stainless steel sink unit with mixer tap, integrated appliances to include; four ring gas hob, stainless steel extractor hood, under oven, fridge freezer and dishwasher, partly tiled walls, tiled floor, recessed spot lighting, space for dining table and double doors to driveway.

Utility

8'6" x 5'6"

Range of high and low level units with gas fired Worcester boiler, space for washing machine, space for tumble dryer, single drainer stainless steel sink unit with mixer tap, partly tiled walls, tiled floor and door to side entrance.

Pantry

5'6" x 5'2"

First Floor

Landing

Access to fully floored and shelved roofspace.

Bedroom 1

15'2" x 11'5"

Built in storage.

Ensuite

White suite comprising tiled shower enclosure with sliding shower door, wash hand basin with mixer taps, low flush wc and tiled floor.

Bedroom 2

10'3" x 9'8"

Used as a study.

Bedroom 3

8'9" x 9'7"

Bathroom

White suite comprising panelled bath with mixer tap, overhead shower and glazed shower screen, tiled surround, low flush wc, wall mount wash hand basin with mixer tap and tiled floor.

Outside

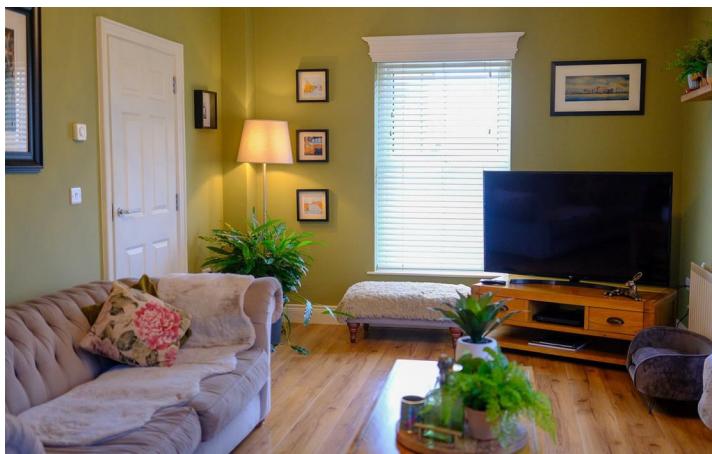
Fully enclosed rear garden in lawn with patio area, mature bedding areas, outside socket and Kota BBQ house. Tarmac driveway with spaces for up to three vehicles.

As part of our legal obligations under The Money Laundering, Terrorist Financing and Transfer of Funds (Information on the Payer) Regulations 2017, we are required to verify the identity of both the vendor and purchaser in every property transaction.

To meet these requirements, all estate agents must carry out Customer Due Diligence checks on every party involved in the sale or purchase of a property in the UK.

We outsource these checks to a trusted third-party provider. A charge of £20 + VAT per person will apply to cover this service.

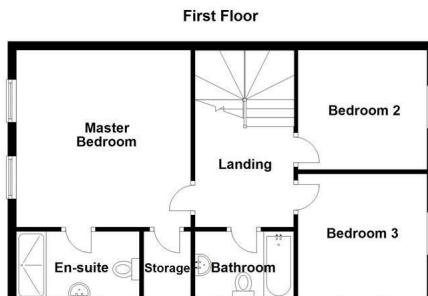
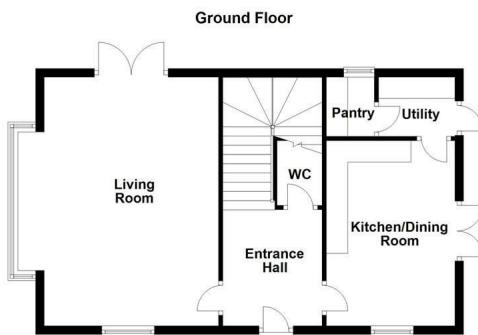
You can find more information about the legislation at www.legislation.gov.uk











| Energy Efficiency Rating | | Current | Potential |
|---|---|---------|-----------|
| Very energy efficient - lower running costs | | | |
| (92 plus) | A | | |
| (81-91) | B | | |
| (68-80) | C | | |
| (55-68) | D | | |
| (39-54) | E | | |
| (21-38) | F | | |
| (1-20) | G | | |
| Not energy efficient - higher running costs | | | |
| Northern Ireland | | 82 | 82 |
| EU Directive 2002/91/EC | | | |

Questions you may have. **Which mortgage would suit me best?**

How much deposit will I need? What are my monthly repayments going to be?

To answer these and other mortgage related questions contact our mortgage advisor on 028 91811444.

Your home may be repossessed if you do not keep up repayments on your mortgage.

We DO NOT charge for initial mortgage consultations. We may charge a fee on completion depending on circumstances. Our typical fee is £250, however, please confirm with Mortgage Consultant at time of appointment.

Please note that we have not tested the services or systems in this property. Purchasers should make/commission their own inspections if they feel it is necessary.

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