

ULSTER PROPERTY SALES

# UPS

## NEWTOWNARDS BRANCH

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NETWORK STRENGTH - LOCAL KNOWLEDGE



**31 WHITETHORN AVENUE,  
NEWTOWNARDS, BT23 8WT**

**£114,950**





This two bedroom quad townhouse is located in the popular Whitethorn development in Newtownards, close to local amenities, schools and the arterial routes to Belfast.

The property has been well maintained throughout, is finished decoratively to a good standard and would be the perfect first time buy, investment property or for a young family.

The ground floor is open plan with a modern kitchen, living room and dining area. The first floor has two well proportioned bedrooms and modern white bathroom suite with panelled bath.

The fully enclosed front, side and rear garden offers space for a storage shed, patio area for entertaining. This well maintained home will appeal to a wide range of viewers and we recommend viewing at your earliest convenience to avoid disappointment.



## Key Features

- Two Bedroom Quad Townhouse In The Whitethorn Development
- Open Plan Kitchen/Dining Area/Living Room
- Modern White Bathroom With Panelled Bath
- Enclosed Rear Garden With Patio Area
- PVC Double Glazed Windows And Oil Fired Central Heating
- Good Location Close To Newtownards Town Centre
- Perfect As A First Time Buy Or Investment Property
- Early Viewing Is Highly Recommended



## Accommodation

### Comprises:

### Open Plan Living / Dining Area

16'9" x 10'7"

Laminate flooring. Open to:

### Kitchen

6'5" x 7'2"

Range of high and low level units with laminate work surfaces, single drainer stainless steel sink unit with mixer taps, space for cooker, built in extractor hood, plumbed for washing machine, space for fridge freezer, partially tiled walls and laminate flooring.

### First Floor

#### Landing

Access to roofspace.

#### Bedroom 1

13'5" x 9'1"

Double room, laminate flooring and built in storage.

#### Bedroom 2

7'1" x 10'2"

Wood laminate flooring.

## Bathroom

White suite comprising panelled bath with mixer taps, electric overhead shower and glazed shower door, pedestal wash hand basin, low flush wc, chrome wall mounted radiator, extractor fan, partially tiled walls and tiled floor.

## Outside

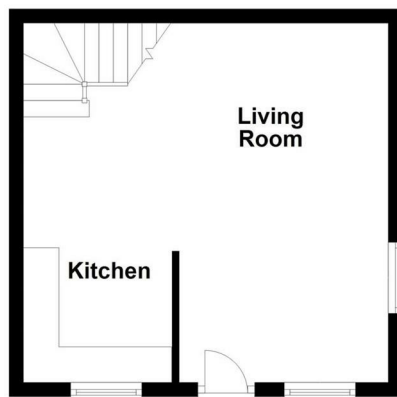
Enclosed front, side and rear garden with area in stone, paved area and area in lawn and boiler house.



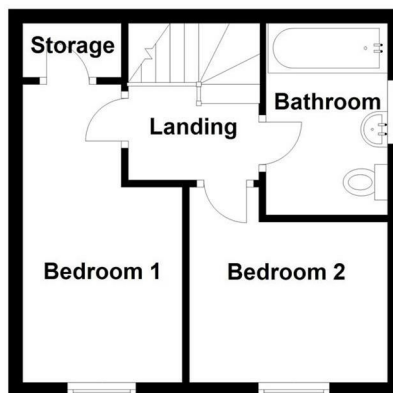




**Ground Floor**



**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		
<b>Northern Ireland</b>	64	73
	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.

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.

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