

ULSTER PROPERTY SALES

# UPS

**NEWTOWNARDS BRANCH**

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Down, BT23 7HZ

**028 91811444**

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NETWORK STRENGTH - LOCAL KNOWLEDGE



**48 JAMES STREET,  
NEWTOWNARDS, BT23 4DZ**

**ASKING PRICE £139,950**





Situated in the heart of Newtownards, this beautifully modernised mid-terrace property offers an excellent opportunity for first-time buyers and investors alike.

Inside, the home boasts two well-proportioned double bedrooms and two welcoming reception rooms, providing versatile living space for relaxing or entertaining. A newly fitted kitchen with a stunning roof lantern to dining area adds contemporary style, complete with a range of sleek units designed to meet all your culinary needs.

Conveniently positioned within walking distance of local shops, cafés, and transport links, the property ensures easy access to everything the town has to offer.

Externally, a generous garden features a yard, lawn, and practical outhouses, perfect for storage or outdoor enjoyment. The added benefit of rear access enhances the property's appeal.

With no onward chain, this home is ready to move into and enjoy. Early viewing is highly recommended to appreciate all that this charming property has to offer.



## Key Features

- Renovated Mid-Terraced Property Located In Newtownards Town Centre
- Lounge and Separate Living Room With Feature Wood Panelled Wall
- Newly Fitted Modern Kitchen Open To Dining Area With Roof Lantern
- Two Double Bedrooms And Large Modern Bathroom
- Large Garden With Yard, Outhouses, Lawn And Rear Access
- uPVC Double Glazed Windows And Gas Fired Central Heating
- Walking Distance To All Local Amenities. Perfect As A First Time Buy Or Investment Property
- No Onward Chain, Viewing Is Recommended For This Modern Property



## Accommodation Comprises:

### Entrance Hall

Laminate flooring. Corniced ceiling.

### Lounge

10'5" x 9'6"

Wood effect laminate flooring, feature electric fireplace with carved wooden surround and tiled hearth, corniced ceiling and ceiling rose.

### Living Room

11'5" x 10'2"

Feature wood panelled wall. Understair storage. Open to:

### Kitchen / Dining Area

14'5" x 12'1"

Modern range of low level units with wood effect laminate work surfaces and upstands, breakfast bar area, single drainer stainless steel sink unit with mixer tap, integrated oven and four ring hob, stainless steel extractor hood, recessed spotlighting and herringbone effect vinyl flooring. Space for dining with large roof lantern, feature column radiator and patio door to rear garden.

## First Floor

### Landing

### Bedroom 1

14'9" x 11'1"

Double room.

### Bedroom 2

8'10" x 8'10"

Double room.

### Bathroom

Modern white suite comprising panelled bath with mixer tap, overhead electric shower, glazed shower screen and tiled surround. Low flush wc, pedestal wash hand basin with mixer tap, tiled splashback and vinyl flooring.

### Outside

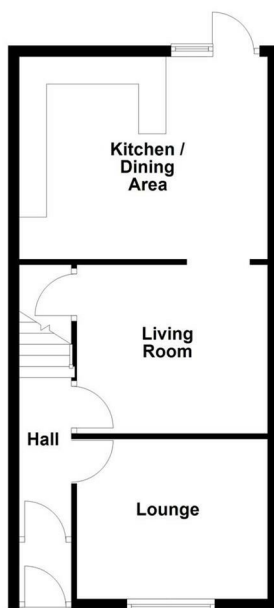
Rear yard with access to two outhouses, leading to area in lawn with mature shrubs and trees and access to the rear.



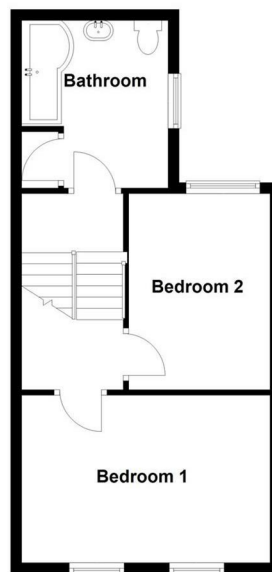




Ground Floor



First Floor



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