

ULSTER PROPERTY SALES

UPS

NEWTOWNARDS BRANCH

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NETWORK STRENGTH - LOCAL KNOWLEDGE



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

OFFERS OVER £249,950

Welcome to 6 Blackwood Crescent, an exceptional, semi detached home located in the popular Blackwood development off the Mountain Road in Newtownards, close to all local amenities and the main arterial routes to Belfast.

The current owners have maintained a beautiful standard of décor throughout, allowing any buyer the opportunity to just walk in, sit down and enjoy this fabulous home.

As you enter the property, there is a wide entrance hall, cloakroom and access to the integral garage.

The first floor has a guest wc with white suite, large living area and modern kitchen/ dining room with access to the landscaped rear garden.

The second floor has three well proportioned bedrooms, master with ensuite shower room and also benefits from a luxury bathroom with bath and shower enclosure.

With off street parking to the front and an enclosed rear garden with good sized seating area, the exterior is as perfectly maintained as the interior and provides a great outside space for any potential buyer.

Early viewing is highly recommended for this stunning, modern semi detached home as we anticipate great interest due to its size, finish and location.



Key Features

- Fantastic Location, Close To Newtownards Town Centre, Amenities And Local Schools
- Three Well Proportioned Bedrooms, Master With Ensuite Shower Room
- Landscaped Rear Garden With Mature Shrubs And Paved Entertaining Area
- GFCH And PVC Double Glazed Windows
- Luxury Kitchen With Dining Area And Double Doors To Rear Garden
- Modern Family Bathroom And Separate Guest WC With White Suite
- Off Street Parking And Integral Garage
- Stunning Semi Detached Property In The Popular Blackwood Development



Accommodation comprises

Entrance Hall

Cloakroom, tiled flooring.

Integrated Garage

19'1" x 14'1"

Up and over door, power and light, plumbed for washing machine, storage area.

First Floor

Living Room

19'0" x 12'10"

Double windows.

Kitchen/ Dining Room

19'10" x 9'10"

Modern range of high and low level units with built in fridge freezer, cooker, 4 ring gas hob and stainless steel extractor fan and hood, 1 ¼ stainless steel sink with built in drainer and mixer taps, built in dish washer, wood effect work surfaces, recessed spot lighting, space for dining area, patio doors to rear garden, tiled floor, part tiled walls.

WC

White suite comprising low flush WC, pedestal wash hand basin with mixer taps and tiled splash back, extractor fan, tiled flooring.

Second Floor

Landing

Floored roof space.

Master Bedroom

12'0" x 11'10"

Double room.

Ensuite

White suite comprising low flush WC, pedestal wash hand basin with mixer taps and tiled splashback, wall mounted chrome radiator, extractor fan, tiled shower cubicle with sliding glazed door and overhead shower, feature light mirror, recessed spot lighting, tiled floor.

Bedroom 2

10'10" x 8'0"

Double room.

Bedroom 3

10'10" x 7'0"

Bathroom

White suite comprising low flush WC, wall mounted wash hand basin with mixer taps, tiled splash back and feature light mirror, panel bath with mixer taps, tiled shower cubicle, sliding glazed doors and overhead shower, extractor fan, recessed spot lighting, tiled floor.

Outside

Front: Off street parking, area in lawn, integral garage.

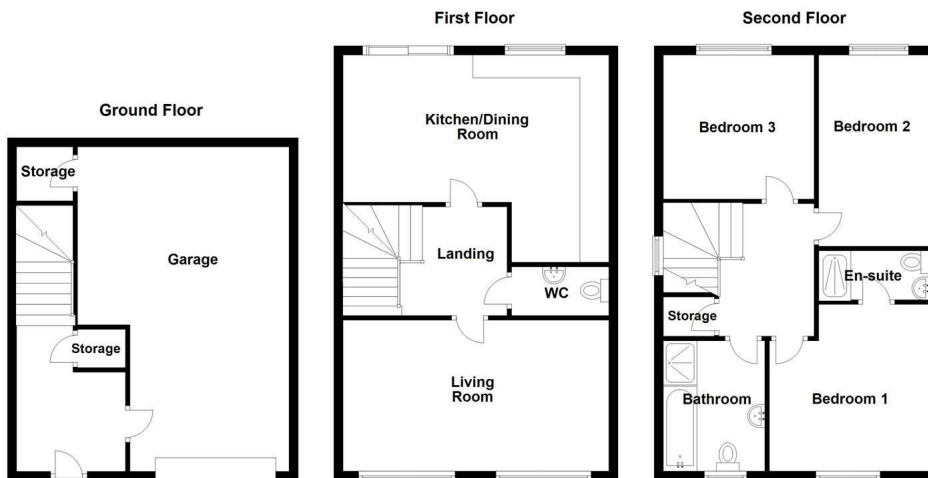
Rear: Landscaped raised bedding area, area in lawn, paved seating area, fully enclosed.











Whilst every attempt has been made to ensure the accuracy of the floor plan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given. Plan produced using PlanUp.

6 Blackwood Crescent, Newtownards

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B	84	84
(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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