

ULSTER PROPERTY SALES

UPS

NEWTOWNARDS BRANCH

46 High Street, Newtownards, County
Down, BT23 7HZ

028 91811444

newtownards@ulsterpropertysales.co.uk

NETWORK STRENGTH - LOCAL KNOWLEDGE



**93 EAST STREET,
NEWTOWNARDS, BT23 7DE**

OFFERS OVER £114,950



Located within walking distance of Newtownards Town Centre, this well-presented two-bedroom mid-terrace property offers excellent access to local amenities, schools, and main transport routes to Bangor, Belfast, and beyond.

The ground floor comprises a welcoming entrance hall, a cosy living room featuring an open fireplace and useful under-stair storage, and a bright kitchen complete with space for appliances and additional plumbing for white goods.

Upstairs, the property boasts two well-proportioned bedrooms, including a spacious principal bedroom with built-in storage, along with a family bathroom fitted with a contemporary white suite.

Additional benefits include oil-fired central heating and uPVC double glazing throughout.

Externally, the home features a fully enclosed low maintenance rear yard with outhouse access, as well as off-street parking to the rear.

This property is ideally suited to first-time buyers, downsizers, or investors.

Early viewing is highly recommended to avoid disappointment.

Key Features

- Spacious two bedroom mid-terrace home in Newtownards Town Centre
- Living room with feature fireplace and wood laminate flooring
- Open plan kitchen/dining with space for appliances & door to rear
- Modern white bathroom with panelled bath
- 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:

Entrance Hall

Wood laminate floor.

Living Room

8'8" x 13'2"

Wood laminate floor. Feature fireplace with wooden mantle, brick surround and hearth.

Kitchen

10'2" x 14'9"

Range of high and low level units with laminate worktops, inset stainless steel sink with mixer tap, stainless steel extractor hood, integrated under oven, four ring hob, space for fridge/freezer, plumbed for washing machine, wood laminate flooring, space for dining and access to rear yard.

First Floor

Landing

Access to hot press.

Bedroom 1

8'2" x 15'0"

Double room with built in storage.

Bedroom 2

8'9" x 11'11"

Double room with built in storage.

Bathroom

White suite comprising low flush WC, pedestal wash hand basin with mixer tap, panelled bath with mixer tap, overhead electric shower and glass shower screen, tiled floor, part tiled walls and extractor fan.

Outside

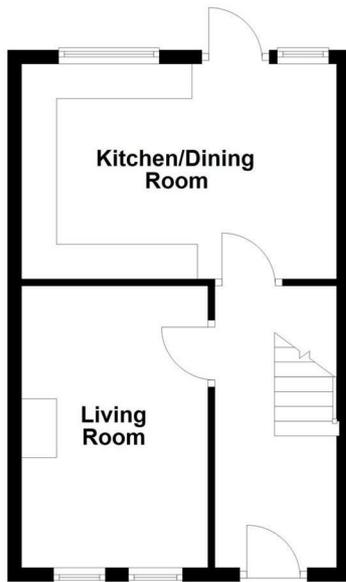
Front: Paved walkway, area in stone, mature plants and tree.

Rear: Low maintenance yard, access to outhouse, outside tap and light and off street parking.

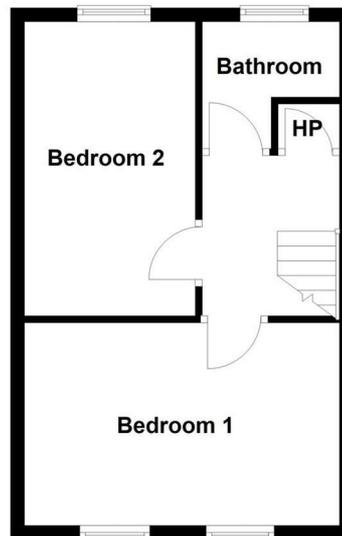




Ground Floor



First Floor



Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			81
(81-91) B			
(69-80) C			
(55-68) D			
(39-54) E		56	
(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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ANDERSONSTOWN
028 9060 5200

BANGOR
028 9127 1185

DONAGHADEE
028 9188 8000

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028 9083 3295

RENTAL DIVISION
028 9070 1000

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FORESTSIDE
028 9064 1264

NEWTOWNARDS
028 9181 1444



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