

ULSTER PROPERTY SALES

UPS

NEWTOWNARDS BRANCH

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NETWORK STRENGTH - LOCAL KNOWLEDGE



**25 BLACKWOOD AVENUE,
NEWTOWNARDS, BT23 4XT**

OFFERS AROUND £230,000

Located in the sought-after Blackwood Avenue area of Newtownards, this well-maintained semi detached house offers spacious and practical accommodation arranged over two floors, finished in a modern style and suited to a range of buyers.

The property is accessed via an entrance hallway with wood laminate flooring and useful under-stair storage. The living room is bright and well proportioned, benefitting from dual aspect windows, wood laminate flooring and partly panelled walls.

To the rear, the kitchen is fitted with a modern range of high and low level units, integrated appliances, and the space provides room for dining. The area is finished with part tiled walls, tiled flooring and recessed spotlighting, with double doors opening directly to the rear garden. A separate utility room offers additional units, work surfaces, plumbing for a washing machine and housing for the gas boiler. A ground floor guest WC is also located off the hallway.

On the first floor, the landing provides access to the roof space via a Slingsby ladder and to a hot press for additional storage. There are three double bedrooms, two of which benefit from dual aspect windows. The principal bedroom includes an en-suite shower room and the family bathroom is fitted with a white suite, panelled bath and separate shower.

Externally, the property occupies a corner site. To the front and side there is a tarmac driveway providing parking for two vehicles, landscaped bedding areas and a paved walkway. The fully enclosed rear garden is South facing and includes a paved entertaining area, lawn, mature plants and shrubs, outside lighting, outside tap and gated access to the rear driveway.

Early viewing is recommended to appreciate the space and layout on offer.



Key Features

- Beautiful Semi-Detached Home In The Popular Blackwood Development Off The Mountain Road
- Modern Kitchen/Dining Area With Integrated Appliances And Separate Utility
- Three Double Bedrooms, Primary With Ensuite Shower Room
- Low Maintenance Rear South Facing Garden With Mature Plants And Shrubs
- Well Maintained Throughout And Decorated To A High Standard Internally And Externally
- Ground Floor Guest WC And First Floor Family Bathroom With White Suite
- Landscaped Gardens To Front And Rear, Off Street Parking
- Fantastic Property In A Great Location, Viewing Is Highly Recommended



Accommodation

Comprises:

Entrance Hallway

Wood laminate floor with under staircase storage.

Living Room

14'10 x 15'05

Dual aspect windows, wood laminate floor and partly panelled walls.

Kitchen/Dining Room

15'04 x 11'07

Modern range of high and low level units, wood laminate work surfaces, integrated fridge/freezer, integrated oven and 4 ring gas hob with stainless steel extractor fan and hood, integrated dishwasher, inset ceramic sink with mixer tap, space for dining, part tiled walls, tiled floor, recessed spotlighting, double doors to rear garden, separate utility room.

Utility Room

6'10 x 7'03

Modern range of low level units, wood laminate work surfaces, plumbed for washing machine, gas boiler, part tiled walls, tiled flooring and door to rear garden.

Guest W.C

White suite comprising pedestal wash hand basin with mixer tap and tiled splashback, low flush wc, tiled wood effect flooring, extractor fan.

First Floor

Landing

Access to roof space via Slingsby ladder and access to hot press.

Bedroom 1

11'09 x 13'02

Double room with dual aspect windows.

En-Suite Shower Room

White suite comprising semi-pedestal wash hand basin with mixer tap and tiled splashback, low flush wc, shower enclosure with overhead rainfall shower and sliding glass door, tiled flooring and extractor fan.

Bedroom 2

9'04 x 11'08

Double room with dual aspect windows.

Bedroom 3

9'11 x 9'07

Double room.

Bathroom

White suite comprising panelled bath with mixer tap, semi-pedestal wash hand basin with mixer tap and tiled splashback, low flush wc, shower enclosure with overhead rainfall shower and sliding glass door, tiled flooring and extractor fan.

Outside

Front & Side: Tarmac driveway with parking for two vehicles, landscaped bedding areas, paved walkway, corner site.

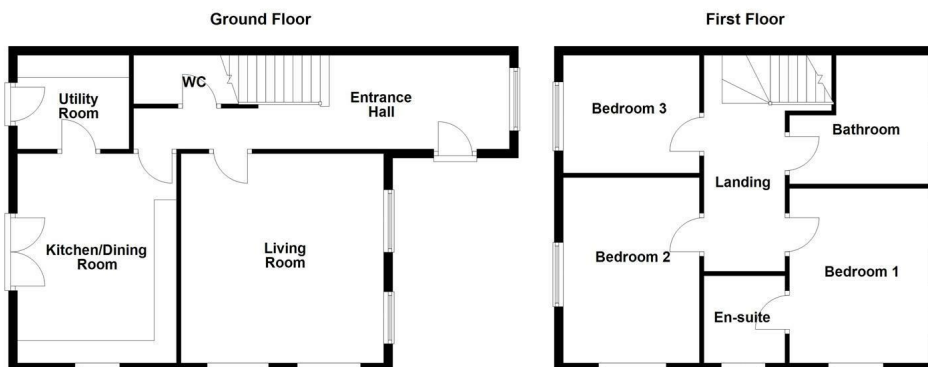
Rear: Fully enclosed, paved entertaining area, South facing, gate to rear driveway, outside lights, outside tap, mature plants and shrubs, area in lawn and stone.











Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		87
(81-91) B		
(69-80) C	79	
(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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