

ULSTER PROPERTY SALES

UPS

NEWTOWNARDS BRANCH

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Down, BT23 7HZ

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NETWORK STRENGTH - LOCAL KNOWLEDGE



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

OFFERS OVER £99,950



This two-bedroom quad townhouse is located within the popular Whitethorn development in Newtownards, conveniently situated close to local amenities, schools and with good access to main routes to Belfast.

The property offers an excellent opportunity for first-time buyers or investors seeking a home they can make their own. Internally, the ground floor comprises an open plan living and dining area with a fitted kitchen. On the first floor there are two bedrooms and a bathroom fitted with a white suite including a panelled bath.

Externally, the property benefits from a stone driveway providing off-street parking for multiple vehicles and a storage shed. Overall, the property presents a great opportunity for purchasers looking to add their own stamp.

Early viewing is recommended.



Key Features

- Two Bedroom Quad Townhouse In The Whitethorn Development
- Open Plan Kitchen/Dining Area/Living Room
- White Bathroom Suite With Panelled Bath With Overhead Electric Shower
- Stone Driveway For Multiple Vehicles
- 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"

Wood laminate flooring and dual aspect windows. 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

Bedroom 1

13'5" x 9'1"

Double room and built in storage.

Bedroom 2

7'1" x 10'2"

Bathroom

White suite comprising panelled bath with mixer taps, electric overhead shower, pedestal wash hand basin, low flush wc, extractor fan, partially tiled walls and vinyl floor.

Outside

Front & Side; Stone driveway for multiple vehicles, space for shed and boiler house.

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.

You can find more information about the legislation at www.legislation.gov.uk

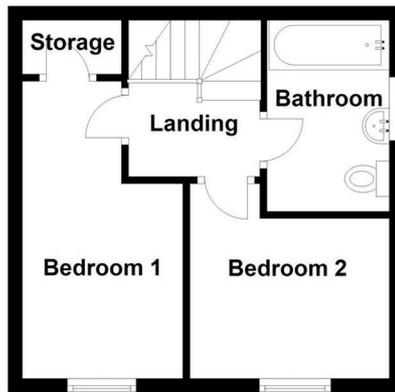




Ground Floor



First Floor



Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) 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.

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