

ULSTER PROPERTY SALES

UPS

NEWTOWNARDS BRANCH

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Down, BT23 7HZ

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NETWORK STRENGTH - LOCAL KNOWLEDGE



**166 MILL STREET,
NEWTOWNARDS, BT23 4LN**

OFFERS OVER £129,950



Located on Mill Street in the market town of Newtownards, this well-maintained mid-terraced property presents an excellent opportunity for first-time buyers or savvy investors. The house boasts two spacious double bedrooms, with the primary bedroom featuring two built-in storage areas, ensuring ample space for your belongings.

The modern kitchen is a highlight of the home, offering a good range of units and sufficient space for dining, making it an ideal spot for preparing meals or entertaining guests. The living room is generously sized, providing a comfortable area to relax and unwind after a long day.

Outside, the property features a rear paved area, perfect for enjoying the fresh air or hosting outdoor gatherings. Additionally, there is a covered yard that houses the boiler and provides extra storage space, adding to the practicality of the home.



Situated within walking distance of Newtownards, residents will benefit from easy access to local amenities, shops, and transport links. This delightful terraced house combines modern living with convenience, making it a must-see for anyone looking to settle in this vibrant community. Don't miss the chance to make this lovely property your new home.



Key Features

- Well Maintained Mid Terraced Property Within Walking Distance Of Newtownards
- Two Double Bedrooms, Primary With Two Built In Storage Areas
- Modern Kitchen With A Good Range Of Units And Space For Dining
- Good Sized Living Room
- Modern Bathroom With White Suite
- Perfect As A First Time Buy Or Investment Property
- Rear Paved Area And Covered Yard
- Early Viewing Is Highly Recommended



Accommodation Comprises:

Entrance Hall

Wood laminate flooring, under stair storage.

Living Room

12'1" x 11'1"

Wood laminate flooring, glazed door to hall.

Kitchen

17'4" x 8'6"

Modern range of high and low level units, wood effect laminate work surfaces and upstands, "Blanco" under mounted sink with built in drainer and mixer tap, space for cooker, plumbed for washing machine, plumbed for dishwasher, tiled flooring, space for fridge/freezer, dining area with tiled flooring.

First Floor

Landing

Bedroom 1

19'4" x 12'1"

Double room, wood laminate flooring, two built in storage areas.

Bedroom 2

11'5" x 8'6"

Double room, wood laminate flooring.

Bathroom

White suite comprising corner shower enclosure with overhead shower and glazed doors, vanity unit with sink, storage and mixer tap, low flush wc, wall mounted chrome radiator, fully tiled walls, tiled flooring.

Outside

Front: front yard in stone.

Rear: fully enclosed, paved area, covered yard.

Covered Yard

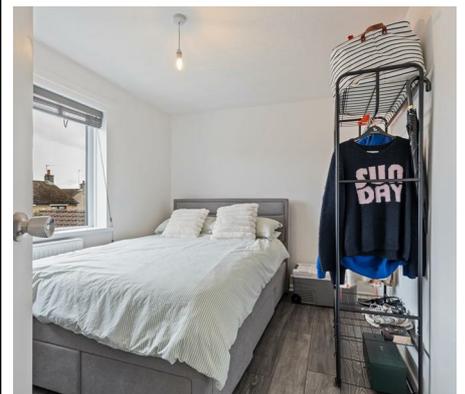
Boiler house with storage, access to rear garden area.

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.

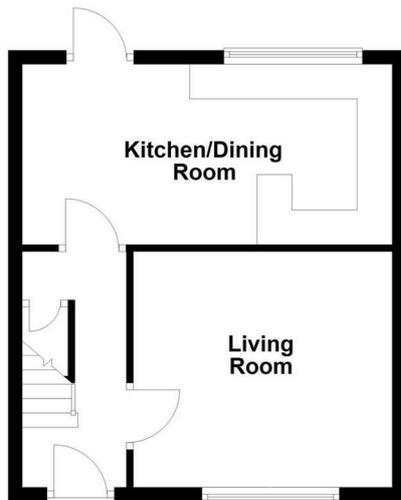
We outsource these checks to a trusted third-party provider. A charge of £20 + VAT per person will apply to cover this service.

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

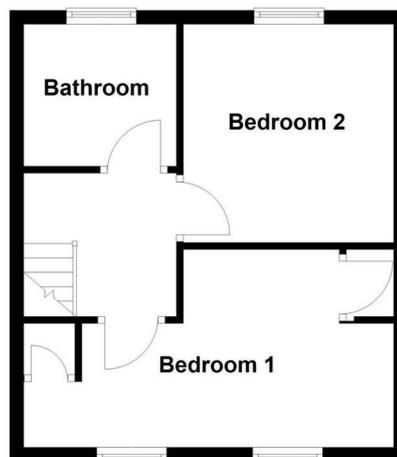




Ground Floor



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		61	71
(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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