

ULSTER PROPERTY SALES

# UPS

**DONAGHADEE BRANCH**

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0AQ

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NETWORK STRENGTH - LOCAL KNOWLEDGE



**6 CHURCHILL AVENUE, MILLISLE,  
BT22 2DL**

**OFFERS AROUND £145,000**



This well-presented mid-terrace home, built circa 1960 and extending to approximately 968 sqft, offers bright and spacious accommodation ideal for families, first-time buyers or investors alike. The property benefits from gas fired central heating, double glazed windows and a gas boiler installed in 2016.

The accommodation comprises a welcoming Entrance Hall with wood laminate flooring and cloak space. The living room features wood laminate flooring and a bright outlook. The kitchen/dining Room is fitted with a modern range of high and low level units, laminate work surfaces, single sink unit with mixer tap and drainer, integrated dishwasher, integrated oven, four ring gas hob, space for fridge/freezer, larder cupboard and breakfast bar. There is ample space for dining, wood laminate flooring and double patio doors leading to the enclosed rear garden.

On the first floor there are four well-proportioned bedrooms; Bedroom 1 and Bedroom 2 are both double rooms. The shower room comprises a modern white suite including walk-in shower with wall mounted overhead shower and glass screen, vanity unit with mixer tap and storage, low flush WC, heated towel rail, tiled floor, panelled walls and ceiling, recessed spotlights and storage housing the gas boiler.

Outside, the front garden is laid in lawn with a brick paviour driveway providing off-street parking. The rear yard is fully enclosed with decking, patio area, raised beds and an outhouse plumbed for appliances. The rear garden is also fully enclosed with patio and decking areas ideal for entertaining, outside light and sockets, bin storage area and right of way for bin access.



## Key Features

- Well-Presented Home Built Circa 1960, Extending To Approximately 968 Sqft
- Bright Entrance Hall And Spacious Living Room With Wood Laminate Flooring
- Modern Kitchen/Dining Room With Integrated Appliances, Breakfast Bar And Patio Doors To Rear Garden
- Four Well-Proportioned Bedrooms, Including Two Double Bedrooms
- Modern Shower Room With Walk-In Shower, Vanity Storage And Heated Towel Rail
- Gas Fired Central Heating, Double Glazed Windows And Gas Boiler Installed In 2016
- Front Garden In Lawn With Brick Paviour Driveway For Off-Street Parking, Fully Enclosed Rear Yard And Garden With Decking, Patio Areas, And Outhouse
- Attracts A Wide Variety Of Potential Clients From First Time Buyers, To Investors, To Young Families Alike



### Accommodation Comprises

#### Entrance Hall

Wood laminate flooring, cloak space.

#### Living Room

15'10" x 11'11"

Wood laminate flooring.

#### Kitchen/Dining Room

22'8" x 7'9"

Modern fitted kitchen, range of high and low level units, laminate work surfaces, single sink with mixer tap with drainer, integrated dishwasher, integrated oven, four ring gas hob, space for fridge/freezer, larder cupboard, breakfast bar, space for dining, wood laminate flooring, double patio door into the enclosed rear garden.

#### First Floor

#### Landing

#### Bedroom 1 (Rear)

13'5" x 8'9"

Double bedroom.

#### Bedroom 2 (Front)

12'4" x 7'9"

Double bedroom.

#### Bedroom 3

9'4" x 6'11"

#### Bedroom 4

9'4" x 7'3"

### Shower Room

White suite comprising, comprising walk in shower, wall mounted overhead shower, glass shower screen, vanity unit with mixer tap and storage, low flush w/c, heated towel rail, tiled floor, panelled walls, panelled ceiling, recessed spotlights, storage with gas fired boiler.

### Outside

Front - Area in lawn, driveway in brick paviour with space for off street parking.  
Rear - Fully enclosed yard, area in decking, area in patio, raised beds, outhouse with space for storage and plumbed for appliances, outside tap and light.  
Rear Garden - Fully enclosed, area in patio, area in decking with space for entertaining, outside light and sockets, space for storage, bin storage area and right of way for bin access.

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.

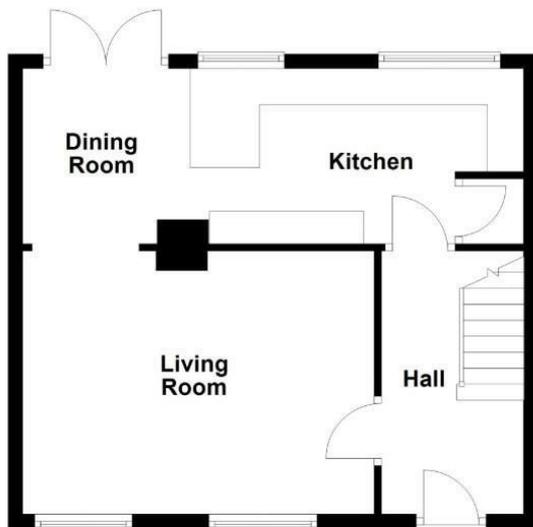
We outsource these checks to a trusted third-party provider. A charge of £20 + VAT per person will apply to cover this service.

You can find more information about the legislation at [www.legislation.gov.uk](http://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			
<b>Northern Ireland</b>		72	75
		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 9188 8000.

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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