

12 Lower Crescent Newtownards, BT23 5BU

Offers over £110,000



**VICTORIA
PINKERTON**

victoriapinkerton.co.uk

Charming Two-Bed Mid-Terrace Home in Convenient Comber Location

Nestled in the vibrant and ever-popular town of Comber, this well-presented 2-bedroom mid-terrace house offers a superb opportunity for first-time buyers, downsizers, or investors alike. Conveniently located within walking distance of local amenities, schools, and excellent transport links, this property combines comfortable living with everyday convenience.

The home boasts a warm and welcoming interior, starting with a bright and spacious living/dining area perfect for relaxing or entertaining. The kitchen is both functional and stylish, offering ample storage and

workspace, ideal for modern day-to-day living. A modern shower room with contemporary fittings and a sleek finish adds a touch of luxury and ensures comfort and practicality.

Upstairs, the property features two well-proportioned bedrooms, each offering a cosy retreat with space for free-standing furniture.

The property benefits from oil-fired central heating, keeping the home cosy and energy-efficient throughout the year. Double glazing adds to the comfort and ensures low maintenance.

To the rear, a fully enclosed back garden provides a secure and private outdoor space, perfect for enjoying sunny afternoons or hosting friends and family. The garden also features a practical shed, offering additional storage for garden tools or bicycles.

Located just a short stroll from Comber town centre, residents will enjoy easy access to a range of shops, cafes, and local services. Excellent transport connections to Belfast and surrounding areas make this an ideal spot for commuters.

Early viewing is highly recommended to appreciate the full potential of this lovely property.





PROPERTY FEATURES

- Bright And Comfortable Living And Dining Area With Feature Fireplace
- Two Spacious And Well-Proportioned Bedrooms With Built In Storage
- Convenient To Local Shops And Amenities, Excellent Public Transport Links Nearby
- Chain Free Property
- Cream Fitted Kitchen With Range of High And Low Level Units
- Enclosed Rear Garden With Shed
- Ideal For First-Time Buyers Or Investors
- Modern And Stylish Fully Tiled Shower Room
- Located In Popular And Sought-After Comber Area
- Oil Fired Central Heating System & uPVC Double Glazed Windows Throughout







WHAT3WORDS: word.word.word

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Bangor & Donaghadee
125 Main Street, Bangor BT23 4AE
028 9147 9393

Comber & Ards
7a The Square, Comber BT23 5DX
028 9140 4100

PROPERTY MEASUREMENTS

Hallway	4'6" x 3'6"
Living Room	12'4" x 12'0"
Dining Room	14'10" x 7'3"
Kitchen	10'10" x 7'11"
Shower Room	7'8" x 4'8"
Bedroom 1	14'8" x 8'10"
Bedroom 2	13'0" x 9'11"

Directions
Located off Darragh Road

REQUIRED INFO UNDER TRADING STANDARDS GUIDANCE

Tenure - Assumed To Be Freehold
Rates - Understood To Be
Approximately £882 Per Annum

Energy Efficiency Rating

The rating for this property is:

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D		68
(39-54) E		
(21-38) F	34	
(1-20) G		
Not energy efficient - higher running costs		
Northern Ireland		EU Directive 2002/91/EC

* For your information: The UK average rating is 'E50'.



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