

30 Cherryvalley Drive Comber, BT23 5BS

Offers over £130,000



VICTORIA
PINKERTON

victoriapinkerton.co.uk

Mid Terrace Property In Popular Residential Location Within Walking Distance Of Comber Town Centre

Nestled on Cherryvalley Drive in the charming town of Comber, this spacious mid-terrace house presents an excellent opportunity for those seeking a property to make their own.

With a generous layout, the home features two reception rooms, including a welcoming lounge and a

separate dining room, perfect for entertaining family and friends. The fitted kitchen provides convenient access to the fully enclosed paved rear garden, ideal for outdoor relaxation.

The first floor boasts three bedrooms, complemented by a family bathroom, making it a suitable choice for families

or those looking for extra space. The property benefits from oil-fired central heating and uPVC double glazing, ensuring comfort throughout the seasons.

This home is offered chain-free, allowing for a smooth transition for prospective buyers. Its prime location





PROPERTY FEATURES

- Spacious Mid Terrace In Need of Modernisation
- Three Bedrooms On First Floor
- Oil Fired Central Heating And uPVC Double Glazed
- Spacious Lounge And Separate Dining Room
- Family Bathroom With Panelled Bath
- Within Walking Distance To Comber Town Centre, Public Transport And Local Schools
- Fitted Kitchen With Access To Rear Garden
- Fully Enclosed Paved Rear With Outbuilding
- Chain Free Property









Investment Opportunity Or Ideal For First Time Buyer

means you are within walking distance to Comber Town Centre, where you can enjoy a variety of shops, cafes, and amenities.

Additionally, public transport and local schools are easily accessible,

making it a practical choice for families and commuters alike.

While the property is in need of modernisation, it offers a blank canvas for those looking to personalise their living space.

With its spacious interiors and convenient location, this mid-terrace house is a fantastic opportunity for anyone looking to invest in a home in Comber.



WHAT3WORDS: word.word.word

**VICTORIA
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Bangor & Donaghadee
125 Main Street, Bangor BT20 4AE
028 9147 9393

Ballyholme
88a Groomsport Road, Bangor BT20 5NF
028 9147 9444

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

PROPERTY MEASUREMENTS

Hallway	7'8" x 5'0"
Living Room	14'3" x 13'4"
Storage	3'2" x 2'2"
Dining Room	8'7" x 7'10"
Kitchen	9'3" x 8'5"
First Floor Landing	7'8" x 6'2"
Bedroom 1	14'6" x 10'4"
Storage	5'4" x 2'4"
Bedroom 2	10'4" x 8'8"
Bedroom 3	9'7" x 7'11"
Bathroom	6'2" x 5'8"

REQUIRED INFO UNDER TRADING STANDARDS GUIDANCE

Tenure - Understood To Be Freehold
Rates - Understood To Be Approximately
£763 per annum

Directions
Located off Bridge Street

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		
(39-54) E		
(21-38) F		
(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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