

ULSTER PROPERTY SALES

UPS

NEWTOWNARDS BRANCH

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NETWORK STRENGTH - LOCAL KNOWLEDGE



**7 SCRABO VIEW TERRACE,
NEWTOWNARDS, BT23 4LA**

OFFERS AROUND £124,950

Welcome to Scrabo View Terrace, Newtownards! This charming mid-terrace house boasts two bedrooms, making it the perfect family home.

As you step inside, you'll be greeted by an inviting open plan living and dining room, ideal for entertaining guests or simply relaxing with your loved ones. The modern kitchen is equipped with a range of integrated appliances.

The family bathroom features a crisp white suite, adding a touch of elegance to the home. Outside, you'll find fully enclosed rear garden, providing a safe space for children to play or for you to enjoy some outdoor tranquility.

Additionally, the property comes with a garage, offering convenient parking or extra storage space and during the renovation the property benefitted from a full re-wired and new combi boiler.

Don't miss out on the opportunity to make this lovely house your new home. Contact us today to arrange a viewing and experience the comfort and convenience that this property has to offer.



Key Features

- Spacious and Newly Renovated Two Bedroom Mid Terrace
- Modern Kitchen With Range of Integrated Appliances
- Oil Fired Central Heating With New Combi Boiler And Double Glazed Windows
- Recently Renovated To Include A Full Electrical Rewire
- Open Plan Living/Dining Room With Attractive Feature Fireplace
- Family Bathroom And Master Ensuite Shower Room
- Large, Fully Enclosed Rear Garden and Detached Garage
- Located Within Walking Distance Of Newtownards Town Centre, Local Amenities, Schools And Main Arterial Routes



Accommodation

Comprises:

Living Room/ Dining Room

15'8" x 12'6"

Wood laminate flooring, open fireplace with iron surround with tiled hearth and iron mantle, space for storage under stairs.

Kitchen

8'5" x 12'0"

Range of high to low level unit with laminate work surfaces, one quarter stainless steel sink with mixer tap and drainer, plumbed for washing machine and tumble dryer, integrated appliances include; oven, four ring electric hob and stainless steel extractor hood, larder cupboard, tiled splash back and recessed spotlights.

Bathroom

White suite comprising panelled bath with mixer tap and shower attachments, tile effect panels, vanity unit with mixer tap and storage, low flush w/c, heated towel rail, recessed spotlights and extractor fan.

Rear Hall

Back door to rear, oil fired boiler.

First Floor

Loft access and built in storage.

Bedroom 1

10'2" x 10'6"

Double bedroom.

En-Suite

White suite comprising of walk in shower, wall mounted overhead shower, glass door, vanity unit with mixer tap and storage and splash back, low flush w/c, heated towel rail, recessed spotlights and extractor fan.

Bedroom 2

7'4" x 8'4"

Wood laminate flooring.

Garage

12'9" x 19'4"

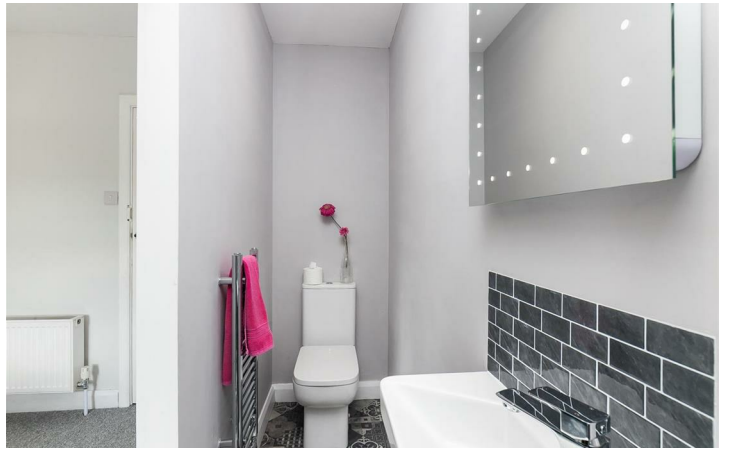
Up and over door, power and light.

Outside

Rear - Fully enclosed with patio area, newly sown south-facing garden in lawn and oil tank storage.



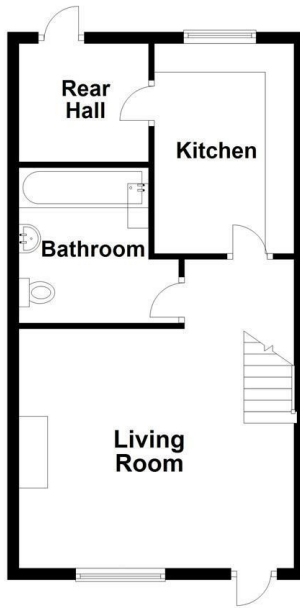




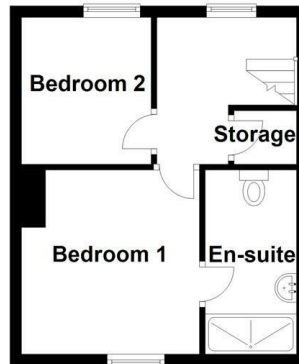




Ground Floor



First Floor



Whilst every attempt has been made to ensure the accuracy of the floor plan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.
Plan produced using PlanUp.

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			
(81-91) B			
(69-80) C		69	72
(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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