

ULSTER PROPERTY SALES

UPS

NEWTOWNARDS BRANCH

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NETWORK STRENGTH – LOCAL KNOWLEDGE



**64 CHESTERBROOK
CRESCENT,**

OFFERS AROUND £220,000

Nestled in the charming Chesterbrook Crescent of Newtownards, this delightful detached house offers a warm and inviting atmosphere for you to call home. Boasting three reception rooms, this property provides ample space for entertaining guests or simply relaxing with your loved ones.

With four bedrooms, including one conveniently located on the ground floor that could easily be transformed into an office or playroom, this home offers a versatile layout to suit your needs.

Enjoy the comfort of gas fired central heating and uPVC double glazed windows throughout the house, ensuring a cosy and energy-efficient living environment. Situated in a peaceful cul-de-sac, this residence offers a tranquil setting for you to retreat to.

Step outside to discover a private rear garden, fully enclosed to provide a safe and secluded space for outdoor activities or simply basking in the sunshine. This property is a popular choice for families due to its proximity to schools and convenient access to arterial routes leading to Belfast, Bangor, and Newtownards Town Centre.

Don't miss out on the opportunity to make this house your own and create lasting memories in this sought-after location. Book a viewing today and envision the endless possibilities that this charming property has to offer.



Key Features

- Spacious Detached Property At The Bottom Of A Cul-De-Sac
- Three Reception Rooms, One With Multi Fuel Stove
- Two Bedrooms With Built In Wardrobes/Storage
- Gas Fired Central Heating And uPVC Double Glazed Windows
- Easily Accessible To Newtownards Town Centre, Local Amenities, Schools And Main Arterial Routes
- Modern Fitted Kitchen, With Range Of Integrated Appliances
- Four Adaptable Bedrooms, One On The Ground Floor
- Family Bathroom Comprising Of White Suite
- Paved Driveway To Front Of Property And Fully Enclosed Rear Garden
- Early Viewing Recommended, To Not Miss Out On A Beautiful Family Home



Accommodation

Comprises:

Entrance Hall

Tiled floor, under stair storage.

Living Room

10'0" x 12'8"

Wood laminate floor, wood burning stove and granite hearth.

Kitchen

12'0" x 16'4"

Range of high and low level unit, laminate work surfaces, one and a quarter stainless steel sink with mixer tap and drainer, integrated dishwasher, integrated microwave and oven, four ring electric hob, integrated extractor fan, larder cupboard, integrated fridge/freezer, washing machine, breakfast bar area, wood laminate floor, part tiled walls, double doors through to conservatory.

Conservatory

11'3" x 8'3"

Tiled floor, double doors leading to enclosed rear garden.

Dining Room

8'6" x 13'6"

Wood laminate floor, double doors leading to enclosed rear garden.

Office/Bedroom 4

8'7" x 10'6"

Wood laminate floor.

First Floor

Landing

Roofspace access.

Bedroom 1

9'8" x 12'7"

Double bedroom with built in furniture.

Bedroom 2

9'8" x 9'10"

Double bedroom, wood laminate floor.

Bedroom 3

6'5" x 9'7"

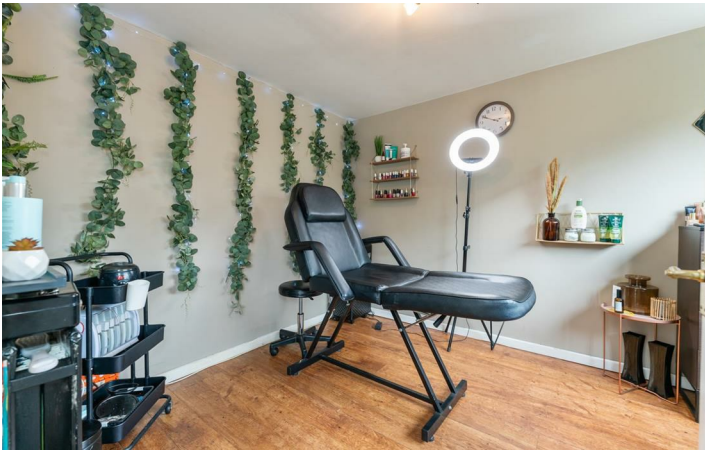
Built in storage.

Bathroom

White suite comprising panelled bath with mixer tap, wall mounted overhead shower, glass shower screen, pedestal wash hand basin with mixer tap, low flush w/c, tiled floor, tiled walls.

Outside

Front - Raised bed in shrubs, paved driveway with space for two vehicles.
Rear - Fully enclosed, area in lawn, area in stones, outside tap and light, patio area, area in mature shrubs, and hedging, side gate for bin access, decked area, space for storage.



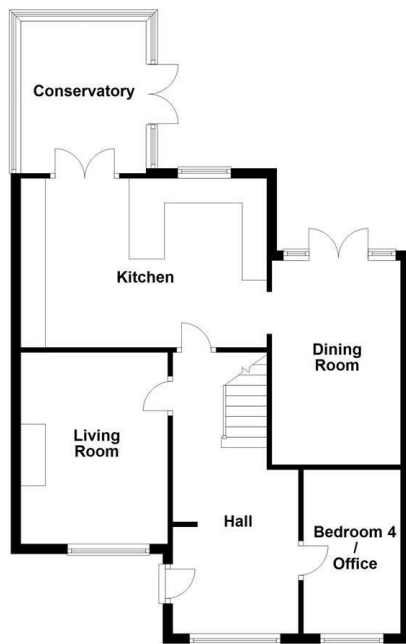




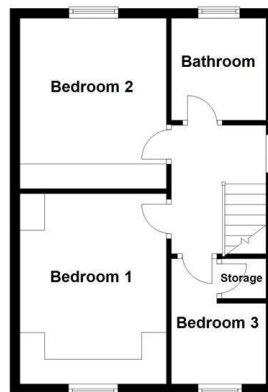




Ground Floor



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			
(55-68) D		62	68
(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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