

simon**BRIEN**
RESIDENTIAL

52 James Street,
Newtownards, BT23 4DZ



Asking Price £130,000

Telephone 02891 800700
www.simonbrien.com



KEY FEATURES

- A large mid terrace and deceptive in its proportions
- Extended (2012) to the rear and offers a wealth of accommodation throughout
- In need of some modernisation
- Four bedrooms, bed 1 with dressing room/ nursery
- Large bedroom on ground floor with mobility access ensuite
- Entrance porch leading to entrance hall
- Open plan lounge/ dining room
- Deluxe fitted kitchen in high and low level units and some integrated appliances
- Rear hall with uPVC door to rear
- Bathroom comprising cream suite on first floor
- Large, attached garage to side
- Great sized enclosed rear garden in lawn, patio and raised flowerbeds
- Oil fired central heating system
- uPVC double glazed windows
- Roof on main dwelling was replaced circa 25 years ago

SUMMARY

Offering for sale this heavily extended and extremely deceptive mid terrace property to the open market. The property provides a wealth of accommodation including entrance hall, large lounge/ dining room, deluxe fitted kitchen, rear hall and large ground floor bedroom with mobility access shower room – this room could easily be used as an additional reception room or children's playroom, all on the ground floor. At first floor level there are a further three bedrooms plus a good-sized dressing room/ nursery, all serviced via a family bathroom comprising Cream suite.

Externally there is a large garage to the side with roller door and a good sized rear garden laid out in lawn, patio, paths and raised flowerbeds.

In need of some modernisation the property is well placed for the lucky new owners to add value to this home.

Please contact our Newtownards office on 02891 800700 to arrange your viewing appointment.



THE PROPERTY COMPRISES:

GROUND FLOOR

uPVC double glazed door to Entrance Porch.

ENTRANCE PORCH:

Ceramic tiled floor, glazed door.

ENTRANCE HALL:

Polished laminate floor, corniced ceiling.

LOUNGE/DINING:

20' 10" x 9' 10" (6.35m x 3m)

Corniced ceiling, 2 ceiling roses, dual aspect, glazed door to Kitchen.



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DELUXE KITCHEN:

15' 2" x 7' 6" (4.62m x 2.29m)

1.5 tub single drainer stainless steel sink unit with mixer taps, range of high and low level units, Formica roll edge work surfaces, 4 ring ceramic hob unit, built in oven, extractor hood, integrated fridge freezer and dishwasher, plumbed for washing machine, display cabinets, wall tiling, ceramic tiled floor, uPVC double glazed door to rear.



REAR HALLWAY:

uPVC double glazed French doors to side garden.

**FAMILY ROOM/BEDROOM:
26' 7" x 13' 2" (8.1m x 4.01m) At
widest points.**

Wired for wall mounted TV.



LARGE EN SUITE SHOWER ROOM:

Modern white suite comprising: Large wheelchair access shower cubicle, Triton thermostatically controlled shower unit, pedestal wash hand basin with mixer taps, push button WC, extensive wall tiling.



FIRST FLOOR

LANDING:

Access to roofspace.



DELUXE BATHROOM:

Cream suite comprising: Panelled bath with mixer taps and telephone hand shower over, pedestal wash hand basin, low flush WC, wall tiling, tongue and groove ceiling, hotpress with copper cylinder and immersion heater.



BEDROOM (1):
14' 11" x 10' 8" (4.55m x 3.25m)

Ceramic tiled fireplace, open fire.

DRESSING ROOM/BEDROOM:
11' 1" x 8' 6" (3.38m x 2.59m)



BEDROOM (2):
9' 7" x 9' 0" (2.92m x 2.74m)



BEDROOM (3):
9' 2" x 8' 6" (2.79m x 2.59m)



OUTSIDE

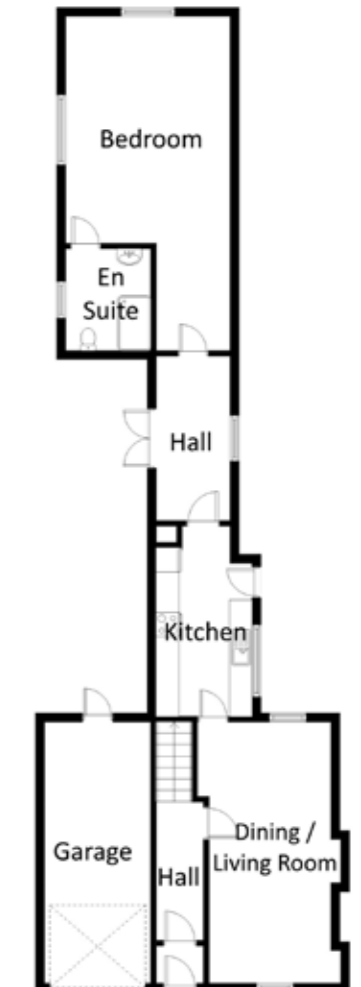
GARAGE:
22' 7" x 8' 10" (6.88m x 2.69m)

Roller door, light and power, Firebird oil fired boiler (installed 2020), rear pedestrian door.

Garden to rear laid out in lawn, extensive concrete patio and paths, raised flowerbeds, trees, shrubs and bushes, outside light, oil storage tank, access to James Street via garage.

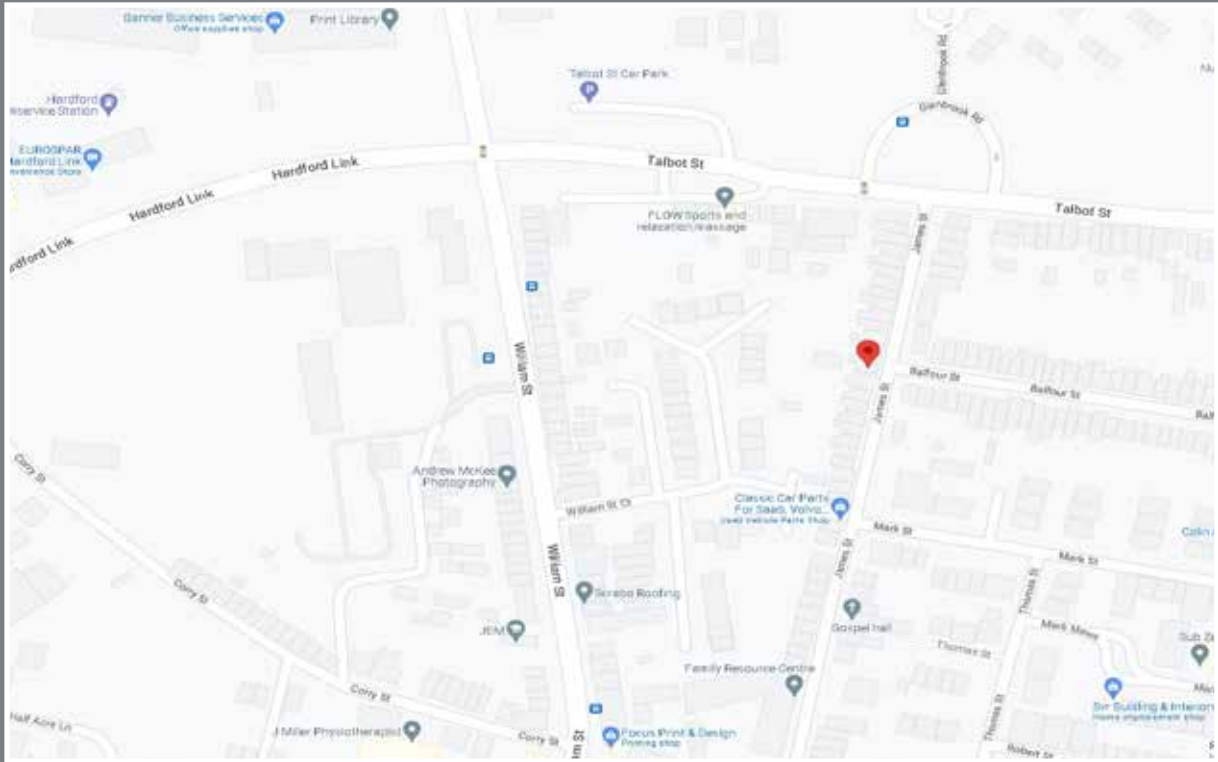


52 James Street, Newtownards (1st Floor)
Plans for illustrative Purposes Only



52 James Street, Newtownards (Ground Floor)
Plans for illustrative Purposes Only

Location



Financial Advice

If you are moving house or investing in property, we can put you in touch with an independent financial advisor. This is a free, no obligation service, so why not contact us to see what they have to offer.



Website

View all our properties on-line or check how your home is selling. Our website is updated every 30 minutes. Visit our website at www.simonbrien.com



Lettings Department

Simon Brien Residential have an experienced and professional lettings department who offer a comprehensive lettings service. Contact our team, without obligation, on **028 9066 8888**



REF: RO/B/23/AN



Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C		
55-68	D		
39-54	E		
21-38	F	33 F	54 E
1-20	G		

EPC REF: 9444-0122-6750-1928-4992

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