

simon**BRIEN**  
RESIDENTIAL

52 Railway Street,  
Comber, BT23 5HQ



Offers Around £147,500

Telephone 02891 800700  
[www.simonbrien.com](http://www.simonbrien.com)



#### KEY FEATURES

- An extremely well appointed end of terrace property
- Located within Comber town centre, and within a short stroll of the Square
- Modernised throughout by our client in the last few years
- Commuting to Belfast along the A22 takes less than 15 mins by car
- Good primary and secondary schooling options within Comber
- Bus Transport stop at the end of Railway Street for children attending schools in Belfast, Saintfield and Ballynahinch
- Large lounge with wiring for a wall mounted TV
- Deluxe fitted kitchen/ dining room in White high and low level units
- Three good sized bedrooms, bed two with built in robe
- Luxury bathroom comprising high end modern White suite
- Basement garage approached via small concrete driveway, accessed from the rear
- Basement utility room with access to basement store
- Garden to front laid out in lawn, shrubs, and fencing
- Gas fired central heating system; Worcester boiler installed circa 2021
- uPVC double glazed windows and doors, installed 2022
- A fantastic property throughout
- No onward chain

#### SUMMARY

Offering For Sale to the open market this attractive end of terrace property. 52 Railway Street is ideally located within easy walking distance to the busy Comber Square with a full range of amenities on offer including schooling, coffee shops, butchers, pubs, supermarkets and restaurants.

Our client has modernised and updated the property throughout and presents the lucky new owners with a great opportunity to move straight in, with nothing to do.

Interest levels are likely to be high, so please contact our Newtownards branch on 029891 800700 to arrange your viewing appointment.



#### THE PROPERTY COMPRISES:

##### GROUND FLOOR

##### OPEN ENTRANCE PORCH:

uPVC double glazed door to Entrance Hall.



##### ENTRANCE HALL:

Ceramic tiled floor, glazed door to Lounge.



##### LOUNGE:

**14' 3" x 12' 3" (4.34m x 3.73m)**

Polished laminate floor, wired for wall mounted TV, cloaks storage under stairs.



**DELUXE KITCHEN/DINING:**  
**16' 11" x 9' 4" (5.16m x 2.84m)**

Single drainer stainless steel sink unit with mixer taps, range of high and low level units, Formica roll edge work surfaces, recess for cooker, plumbed for washing machine, wall tiling, uPVC double glazed door to rear.



**FIRST FLOOR**

**LANDING:**

Access to roofspace.





**BEDROOM (1):**  
**10' 5" x 8' 8" (3.18m x 2.64m)**  
 Polished laminate floor, view to the Mill Village to the rear.



**BEDROOM (2):**  
**12' 3" x 8' 10" (3.73m x 2.69m)**  
 Polished laminate floor, built in robes.

**BEDROOM (3):**  
**9' 8" x 7' 11" (2.95m x 2.41m)**  
 Polished laminate floor, built in robes.



**LUXURY BATHROOM:**  
 Modern white suite comprising: panelled shower bath with mixer taps, thermostatically controlled shower over bath, rain head and telephone hand shower. Glass screen, floating vanity sink unit with mixer taps, push button WC, fully tiled walls, ceramic tiled floor, PVC clad ceiling, LED recessed spotlighting, extractor fan, grey towel radiator.



**OUTSIDE**  
 Garden to front laid in lawn, shrubs, fencing and concrete path.

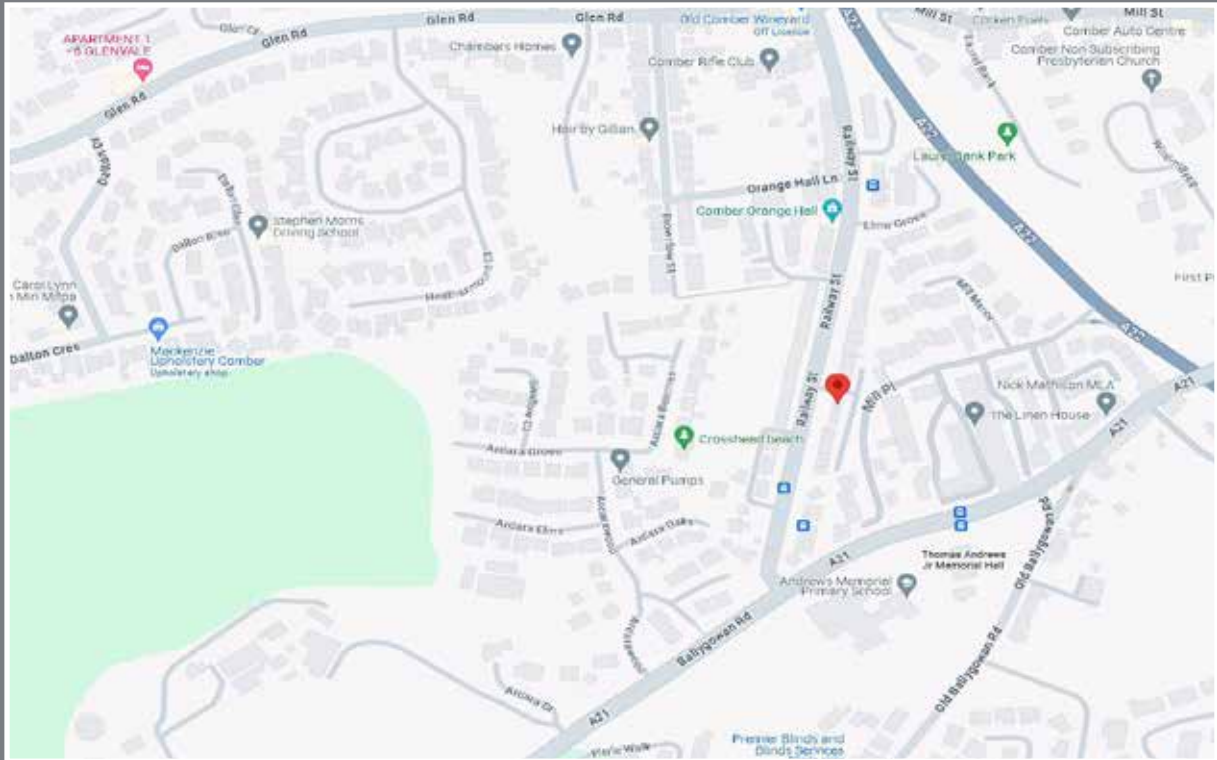
**GARAGE:**  
**16' 5" x 8' 11" (5m x 2.72m)**  
 Up and over door, light and power. Approached via concrete driveway.

**BASEMENT UTILITY:**  
**9' 4" x 7' 2" (2.84m x 2.18m)**  
 Vanity sink unit with mixer taps, plumbed for washing machine, Worcester Bosch gas boiler. Access to store.

**STORE:**  
**13' 4" x 5' 2" (4.06m x 1.57m)**  
 Electric and light.



# Location



LOCATION: Railway Street, Comber

## 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](http://www.simonbrien.com)

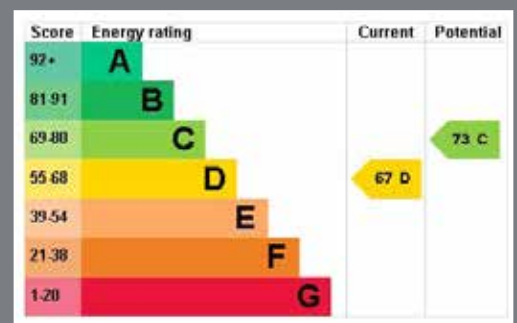


## Lettings Department

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/C/24/AN



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