



OFFERS AROUND

**£170,000**

26A Beverley Crescent  
Newtownards  
BT23 7UN



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**PINKERTONS**

Sales, Lettings and Property Management

## Embark on a journey of comfort and charm as you discover this three-bedroom semi-detached gem.

Step into the embrace of this inviting three-bedroom semi-detached property, a haven for first-time buyers in a sought-after locale. Boasting a detached garage and a charming enclosed rear garden with a tranquil patio area, this residence promises a comfortable

and relaxed lifestyle. The open plan living and dining room on the ground floor seamlessly connect, accompanied by a kitchen featuring a convenient breakfast bar. Enjoy the practicality of gas heating, double glazing, and off-street parking.

Nestled conveniently near the Bangor Carriageway, essential amenities are within easy reach. This home, while brimming with potential, awaits your personal touch to transform it into a unique sanctuary. Don't miss the chance to make cherished memories in this welcoming abode.



# PROPERTY FEATURES



## THIS PROPERTY COMPRISES

### Entrance Hall

12'4" x 6'5"  
uPVC front door, wood laminate floor.

### Living Room

12'4" x 11'4"  
Wood laminate floor, feature electric fire, front view aspect.

### Dining Room

11'11" x 9'  
Wood laminate floor, rear view aspect.

### Kitchen

11'10" x 8'9"  
Range of high and low level units, laminate worktops, 1 1/2 bowl stainless steel bowl with drainer and mixer tap, integrated oven, electric hob, stainless steel extractor, space for washing machine, wood laminate floor, recessed spotlights, uPVC door to rear garden.

### First Floor Landing

8'10" x 7'5"  
Access to roofspace, hotpress.

### Hotpress

8'10" x 7'5"

### Bedroom 1

11'11" x 11'3"  
Rear view aspect.

### Bedroom 2

12'3" x 10'6"  
Front view aspect.

### Bedroom 3

9'4" x 9'1"  
Front view aspect. Built in storage cupboard.

### Storage

3'9" x 3'2"

### Bathroom

6'6" x 5'8"  
White suite comprising of shower cubicle with sliding glass doors, vanity unit with mixer tap, low flush WC, fully tiled walls, fully tiled floor, extractor fan.

### Garage

Roller door, power and light.

### Outside Front

Garden to front laid in lawn, driveway for parking of several cars, outside light, access gate to rear garden.

### Outside Rear

Fully enclosed rear garden laid in lawn with patio area, outside light, water tap.

### REQUIRED INFO UNDER TRADING STANDARDS GUIDANCE

Tenure - Understood to be freehold

Rates - Understood to be approximately £872 per annum

### Directions

Heading out of Newtownards on the A21 Bangor Road, turn right onto Beverley Heights. Continue along this road which leads onto Beverley Avenue. Turn left onto Beverley Crescent, property is located on the left hand side.

- Semi Detached  
Property Located In Popular Residential Area Within Easy Access To Newtownards Town Centre
- Living Room With Feature Fireplace Leading Through To Dining Room
- Fitted Kitchen With Integrated Appliances
- Three Bedrooms, One With Built In Storage
- Modern White Bathroom Including Shower Cubicle
- Detached Garage
- Fully Enclose Rear Garden Laid In Lawn With Patio Area
- Parking To Side For Several Vehicles
- Gas Fired Central Heating
- uPVC Double Glazed Windows, Guttering And Soffits

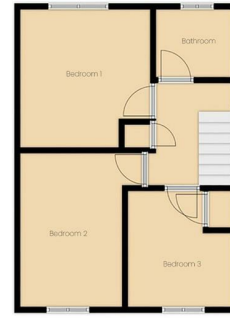
# FLOOR PLANS

26a Beverley Crescent, Bangor



Ground Floor

26a Beverley Crescent, Bangor



First Floor



## Energy Efficiency Rating

The rating for this property is:

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) <b>A</b>			
(81-91) <b>B</b>			
(69-80) <b>C</b>			
(55-68) <b>D</b>		54	68
(39-54) <b>E</b>			
(21-38) <b>F</b>			
(1-20) <b>G</b>			
Not energy efficient - higher running costs			
<b>Northern Ireland</b>		EU Directive 2002/91/EC	

\* For your information: The UK average rating is 'E50'.



### DO YOU NEED TO SELL?

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### WILL YOU NEED A MORTGAGE?

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### LETTINGS & PROPERTY MANAGEMENT

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