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CHARTERED SURVEYORS
AUCTIONEERS, ESTATE AGENTS & VALUERS
RATING & COMPENSATION CONSULTANTS
6, ENGLISH STREET, DOWNPATRICK
BT30 6AB, CO. DOWN

5 New Bridge Street, Downpatrick, BT30 6EX



- Well presented end terrace home
- Lounge, dining/family room
- Recently installed modern kitchen with integrated appliances
- 3 bedrooms, deluxe shower room
- Pv double glazed windows and dual fired central heating
- Enclosed rear yard with elevated garden beyond

ASKING PRICE: £94,500 WITH OFFERS INVITED

We are delighted to offer for sale this well presented end terrace home which is deceptively spacious and enjoys a convenient location close to the town.

The adaptable layout includes a side entrance door, family/dining room leading to lounge, recently installed modern kitchen, whilst on the first floor are 3 bedrooms and a modern shower room. With pvc double glazed windows and dual fired central heating, this home also benefits from an enclosed rear yard with elevated garden beyond.

Ideally suited for the first time buyer or investor we would definitely encourage early viewing.

VIEWING STRICTLY BY APPOINTMENT THROUGH AGENTS

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ACCOMMODATION COMPRISES:

GROUND FLOOR

ENTRANCE HALL:

Side access with PVC door, laminate flooring, radiator

DINING/FAMILY ROOM: 16' 4" x 9' 11" (4.97m x 3.03m)

radiator, archway to lounge



LOUNGE: 16' 4" x 10' 7" (4.98m x 3.23m)

mahogany fireplace with polished granite inset and hearth and back boiler, radiator



KITCHEN: 11' 9" x 10' 0" (3.58m x 3.05m)

range of high and low level units with complimentary work-top, 1 1/2 single drainer stainless steel sink unit, integrated appliances to include 5-ring gas hob with extractor fan above, eye-level oven and grill, dishwasher, fridge/freezer and washing machine, recessed lighting, tiled floor, radiator



FIRST FLOOR

LANDING:

BEDROOM (1): 13' 10" x 10' 9" (4.21m x 3.27m)
double built-in wardrobe, hot-press, radiator

BEDROOM (2): 10' 1" x 7' 0" (3.08m x 2.14m)
radiator



BEDROOM (3): 11' 10" x 10' 2" (3.60m x 3.09m)
radiator



SHOWER ROOM:

modern shower unit, vanity unit with wash hand basin and low level wc, pvc panel walls, tiled floor, chrome heated towel rail

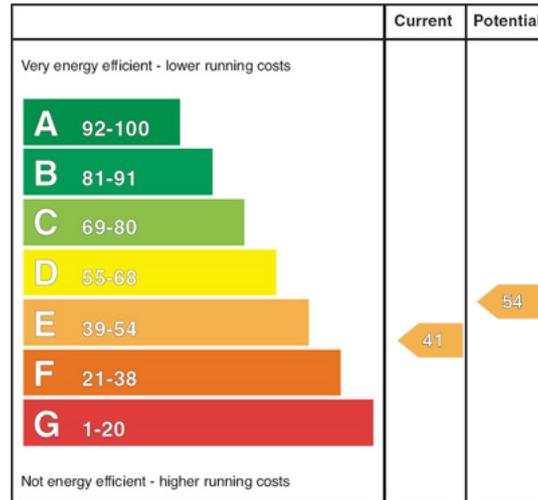


OUTSIDE

Fronting New Bridge Street, enclosed rear yard with shed, oil fired boiler, oil tank and elevated garden beyond

N.A.V
TENURE
EPC

£90,000
Assumed freehold



VIEWING STRICTLY BY APPOINTMENT WITH THE AGENTS