



# 17 STANFIELD DRIVE

Newtownards, BT23 8NG

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*Offers Around* **£169,950**

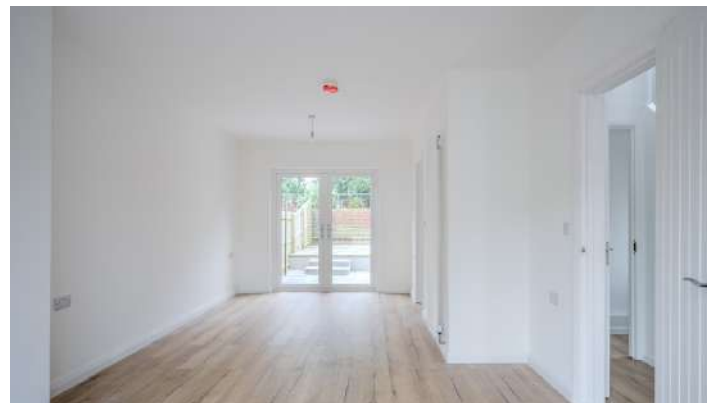


SEMI DETACHED | 3  | 1  | 1 

Having undergone an extensive renovation, here is an ideal opportunity to purchase an attractive semi detached property with no onward chain.

## KEY FEATURES

- Attractive Semi Detached Property With No Onward Chain
- Property Has Undergone An Extensive Refurbishment
- Well Presented Throughout Leaving Little Left To Do But Move In And Enjoy
- Good Sized Open Plan Living Room To Casual Dining/ Family Area With French Doors Onto The Rear Garden
- Superb Brand New Fitted Kitchen
- Three Well Proportioned Bedrooms
- Superb Brand New Fitted Bathroom
- Additional Downstairs Wc
- Oil Fired Central Heating
- Brand New Upvc Double Glazed Windows In Stylish Black Frames
- Newly Installed External Doors
- Easily Maintained Front Garden Area In Paving
- Detached Garage



## ROOM DETAILS

### *Ground Floor*

- Entrance Hall
- Downstairs WC
- Open Plan Living Room With Dining/Family Area 23' 10" x 11' 5"
- Superb Brand New Fitted Kitchen 13' 2" x 7' 10"

### *First Floor*

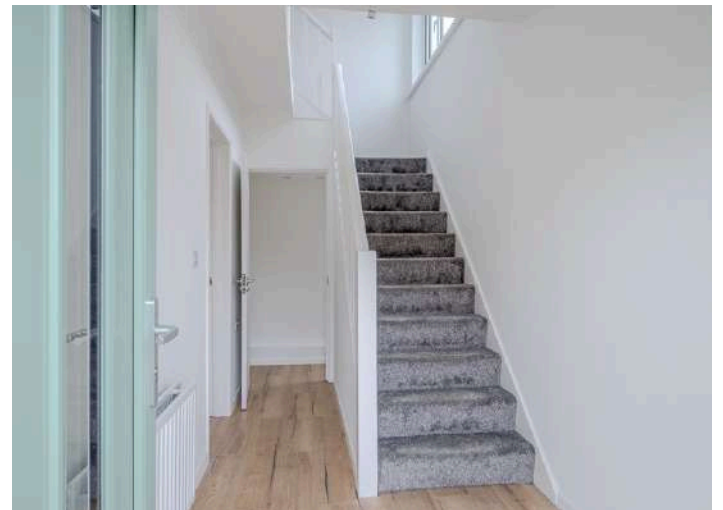
- Bedroom One 12' 5" x 10' 0"
- Bedroom Two 11' 1" x 9' 4"
- Bedroom Three 9' 2" x 7' 4"
- Bathroom

### *Outside*

- Detached Garage 16' 10" x 9' 4"
- Easily Maintained Rear Garden in Extensive Paving



To View Floor Plans  
scan QR code below



## DIRECTIONS

*Heading out of Newtownards along Upper Greenwell Street turn right into Stanwell Road. At the t-junction turn left into Stanfield Drive*



## THE LOCAL AREA

*Offering the peace and quiet of a semi-rural town, perfectly balanced with an abundance of amenities and attractions, Newtownards is regarded as one of the prime places to live in Northern Ireland. Its close proximity to Belfast means it is perfect for the daily commuter who prefers the solace of a quieter setting for residency. Many attractive homes enjoy the appeal of unrivalled idyllic seaside or rolling countryside views.*



ENERGY EFFICIENCY RATING		
Very energy efficient – lower running costs		
	CURRENT	POTENTIAL
92+ A		
81-91 B		
69-80 C		
55-68 D		
39-54 E	45	61
21-38 F		
1-20 G		
NOT energy efficient – higher running costs		

Scan QR Code to view floor plans and to arrange a viewing.



## OUR BRANCHES

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