



# 13 VICTORIA CRESCENT

Newtownards, BT23 7EQ

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*Offers Around* **£199,950**



SEMI DETACHED | 3  | 2  | 2 

Located in this extremely popular residential area here is an ideal opportunity to purchase an outstanding extended semi detached property which is well presented throughout leaving little left to do but move in and enjoy.

## KEY FEATURES

- Outstanding Extended Semi Detached Property
- Well Presented Throughout Leaving Little Left to do but Move in and Enjoy
- Popular and Convenient Residential Area
- Living Room with Cast Iron Multi Fuel Burning Stove
- Fitted Kitchen Open Plan to Casual Dining Area
- Sun Room with uPVC Double Glazed French Doors to Outside
- Three Well Proportioned Bedrooms Including Large Main Bedroom with En Suite Shower Room
- Bathroom with Three Piece Suite
- Phoenix Gas Heating
- uPVC Double Glazed Windows
- Driveway and Forecourt with Parking
- Fully Enclosed Rear Garden with Lawns, Extensive Paved Patio Barbecue Terrace, Additional Raised Sun Terrace and Westerly Aspect



## ROOM DETAILS

### *Ground Floor*

- Reception Hall
- Living Room  
17'10" x 14'2"
- Kitchen Open Plan To  
Casual Dining Area  
17' 10" x 9' 7"
- Sun Room  
11'9" x 18'10"

### *First Floor*

- Landing
- Bedroom One  
22' 5" x 10' 8"
- Ensuite Shower Room
- Bedroom Two  
10' 1" x 9' 11"
- Bedroom Three  
10'0" x 7' 7"
- Bathroom

### *Outside*

- Driveway and forecourt  
with parking
- Fully enclosed rear garden  
with lawns, extensive  
paved patio barbecue  
terrace, additional raised  
sun terrace and westerly  
aspect



To View Floor Plans  
scan QR code below



## DIRECTIONS

*Travelling out of Newtownards along Bangor Road, turn left onto Victoria Road, then first left onto Victoria Crescent, No 13 is on the right hand side.*



## THE LOCAL AREA

*Start your journey in Newtownards and follow the winding coast road along the edge of Strangford Lough and you will soon come to Mount Stewart. This popular visitor attraction is managed by the National Trust. Discover the fabulous gardens, historic stately home, farmland trails, woodland play area, shop and restaurant of this fascinating site.*

ENERGY EFFICIENCY RATING		
Very energy efficient – lower running costs		
	CURRENT	POTENTIAL
92+ <b>A</b>		
81-91 <b>B</b>		
69-80 <b>C</b>		
55-68 <b>D</b>	63	69
39-54 <b>E</b>		
21-38 <b>F</b>		
1-20 <b>G</b>		
NOT energy efficient – higher running costs		

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



## OUR BRANCHES

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