

GIBSON ESTATES

settling for the best™



GIBSON  ESTATES
SELLPHONE 07923 0800 88

£179,000 OPTION A - FURNISHED
£175,000 OPTION B - UNFURNISHED



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 £175,000 OPTION B - UNFURNISHED

This exceptionally well presented, modern-style semi-detached property, is available with options fully furnished or unfurnished. Located in highly desirable area with all amenities including Church, Schools, Shops and Public transport nearby, this residence is ideally suited for families of all age groups or as an investment opportunity for long-term rental purposes.

Specifications comprise 3 Double Bedrooms (Master en Suite), Family Bathroom, Living Room / Lounge, Open Plan Kitchen and Dining Area, Utility Room with attached Garage, Front and Rear Gardens.

This residence - as fully furnished option - is a "turn key" property with high quality appliances, décor and fitments throughout. As an investment opportunity, rental income achievable ranges from £650 - £700 PCM for similar properties in this area.

To book an appointment, please contact David at Gibson Estates (NI) on 07923 0800 88. Hours : Monday - Saturdays 10:00 am - 6:00 pm. Thank You.

Gibson Estates ... *settling for the best*™

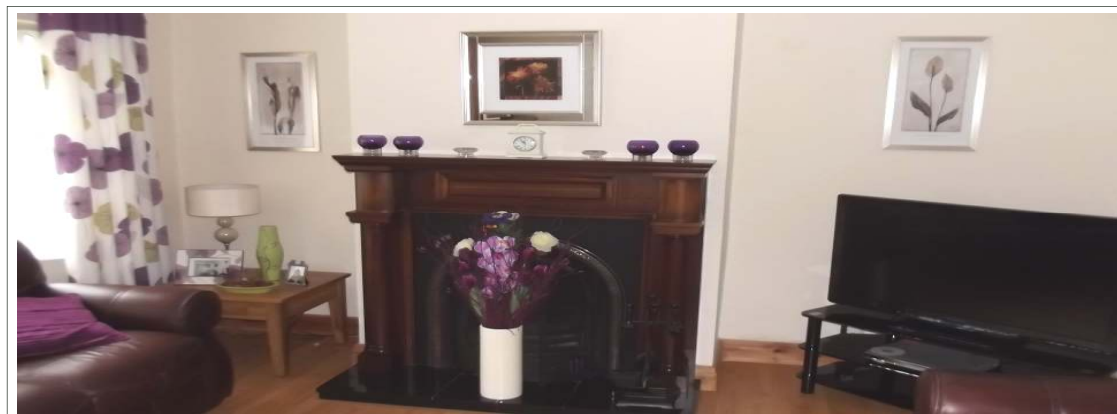
PRICING £179,000 (Freehold) - Option A - Furnished
PRICING £175,000 (Freehold) - Option B - Unfurnished

Viewing strictly by appointment

Gibson Estates (NI)
 16 Springwell Drive, Groomsport, Co.,Down, N.Ireland, BT19, 6JY.
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www.gibsonestates.com info@gibsonestates.com

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GROUND FLOOR

Living Room / Lounge
 3.99m x 3.93m (13' 11" x 12' 9")
 Classic style fireplace with real wood mantle surround and tiled hearth, laminate wood effect flooring, concealed lighting, moulded corning. Available as fully furnished.

Kitchen / Dining Area
 6.37m x 3.14m (20'9" x 10'3")
 Tiled flooring with open plan easy access to dining room, utility room and patio. Electric cooker, fridge freezer, dishwasher, microwave oven, fitted kitchen units, concealed lighting.

Utility Room
 2.71m x 2.62m (8' 10" x 8' 6")
 Fitted storage units for washing machine, tumble dryer, freezer. Access to garage.

FIRST FLOOR

Bedroom 1 4.05 m x 3.23m (13' 3" x 10' 6")
 Double Bedroom. Storage Units. En Suite.

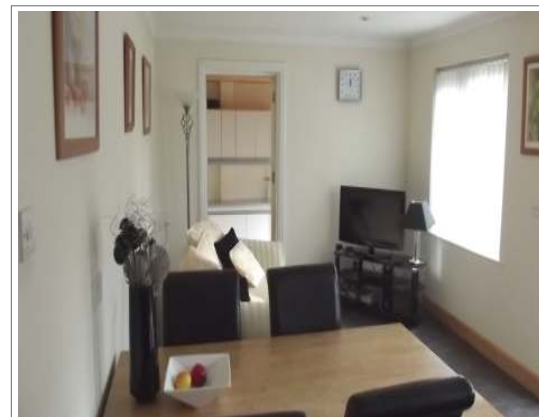
Bedroom 2 3.01m x 2.01m (9' 9" x 6' 6")
 Double Bedroom with storage units.

Bedroom 3 3.14m x 1.89m (10' 3" x 8' 2")
 Double Bedroom with storage units.

Family Bathroom 2.84m x 1.15m (9'3" x 3'8")
 WHB, WC and Shower Unit.

EXTERIOR

Garage
 3.93m x 2.62m (12' 9" x 8' 6")
 Front and side entrance (via utility area) leading to front and rear gardens.



Energy Efficiency Rating		
	Current	Potential
<i>Very energy efficient - lower running costs</i>		
A (92-100)		
B (81-91)		
C (69-80)		
D (55-68)	70	76
E (39-54)		
F (21-38)		
G (1-20)		
<i>Not energy efficient - higher running costs</i>		

Environmental (CO ₂) Impact Rating		
	Current	Potential
<i>Very environmentally friendly - lower CO₂ emissions</i>		
A (92-100)		
B (81-91)		
C (69-80)		
D (55-68)	66	72
E (39-54)		
F (21-38)		
G (1-20)		
<i>Not environmentally friendly - higher CO₂ emissions</i>		

Energy Performance Rating for this property was assessed via the ECMK Scheme and Certificate awarded on 16th, May, 2010. Main type of heating and fuel for this residence is via boiler and radiators /mains and gas (Phoenix). Total Floor area 95 sq. metres.

VIEWING OF PROPERTY

Appointment to view may be arranged by contacting David at Gibson Estates (NI) SELLPHONE 07923 0800 88 Hours : Monday - Saturdays 10:00 am - 6:00 pm. Please note, valid name, address and phone number (not mobile) must be issued at date and time of appointment. Thank You.

SELLING YOUR PROPERTY

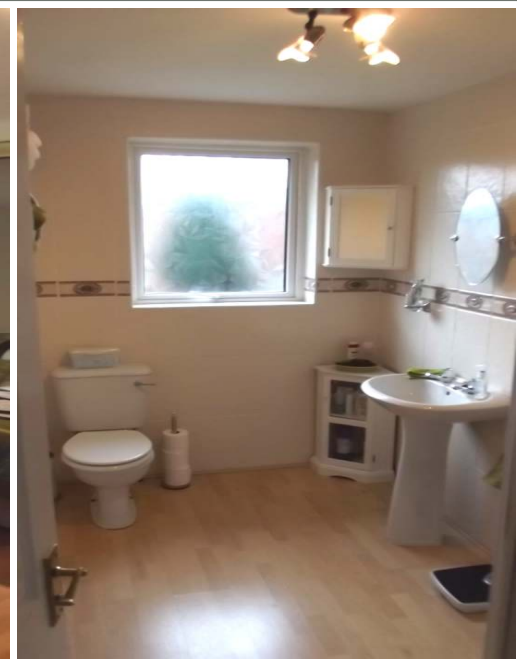
We offer a range of cost-effective Sales Packages which are specifically tailored to cater for the needs and aspirations of each and every client. Please contact us today to arrange an appointment. Thank You.

SELLPHONE : 07923 0800 88 Hours : Monday - Saturdays 10:00 am - 6:00 pm.

Web : www.gibsonestates.com Mail : info@gibsonestates.com

NOTES :

NOTE Gibson Estates give notice that :- a) particulars in this brochure are set out as a general outline only for the guidance of intending purchasers and does not constitute - nor contribute to part of - an offer or contract. b) all descriptions, dimensions, reference to condition and necessary permissions for use and occupation and other details, are given without responsibility and any intending purchasers should not rely on them as statements or representations of fact, but must satisfy themselves by inspection or otherwise, as to the correctness of details as listed. c) no principal or person from Gibson Estates has any authority to make or give any representations or warranty in relation to this property. d) all dimensions and measurements are within legal 3" material tolerance.



Master Bedroom featuring built-in storage units, concealed lighting, laminate wood effect flooring fully complimented En Suite with WC, WHB and Shower Unit. **Bedrooms 1 & 2** - also featuring built-in storage units - lead to fully complimented family bathroom with WC, WHB and heated towel rail.



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