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## 3 Post Office Lane Newcastle

BT33 0DH

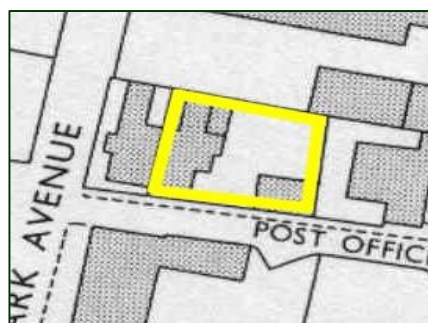


### *Semi Detached House*

Situated within a 50 yards of Central Promenade this property has a spacious side garden providing good car parking spaces. The property may be suitable for a number of uses subject to planning permission



Energy Efficiency Rating	
	Potential
Very energy efficient - lower running costs	
<b>A</b> 92 plus	
<b>B</b> 81-91	
<b>C</b> 69-80	
<b>D</b> 55-68	67
<b>E</b> 39-54	40
<b>F</b> 21-38	
<b>G</b> 1-20	
Not energy efficient - higher running costs	



- 2 Reception, 2 Bedrooms, Kitchen, Bathroom
- Oil Fired Central Heating
- Spacious Car Parking Space
- PVC Double Glazed Windows
- Offers in the Region Of £179,500

## THE PROPERTY COMPRISES:

### Ground Floor:

#### Entrance Hall:

**Sitting Room:** 13' 1" x 11' 1" (3.98m x 3.38m) Provision for fireplace, laminate floor, archway to dining room.

**Dining Room:** 10' 4" x 10' 9" (3.15m x 3.27m) (both widest).

**Kitchen:** 6' 10" x 14' 2" (2.08m x 4.31m) High and low level units with laminate doors and work surfaces, stainless steel sink and drainer, extractor fan, plumbed for washing machine, tiled floor, part wall tiling, pine tongue and groove ceiling.

### First Floor:

**Bedroom (1):** 12' 2" (to robe) x 11' 1" (3.71m x 3.38m) Built-in wardrobe.

**Bedroom (2):** 6' 8" x 10' 9" (2.03m x 3.27m) Built-in wardrobe.

**Bathroom:** White suite comprising WC, pedestal WHB, panel bath with electric shower and glass panel door, part wall tiling, airing cupboard.

**External:** Spacious side space with lawn and concrete driveway, yard to rear with boiler and PVC oil storage tank.

**Tenure:** Leasehold.

**G.R.:** £2.50 pa.

**Viewings:** By appointment with the agents.