

Independent

PROPERTY ESTATES



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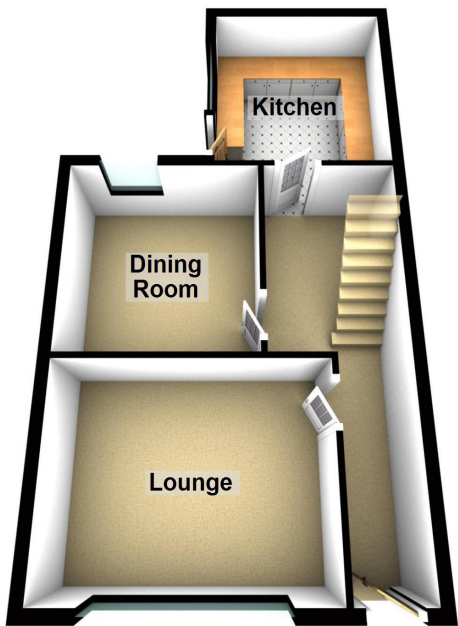
PROPERTY ESTATES

Cash
Offers Only

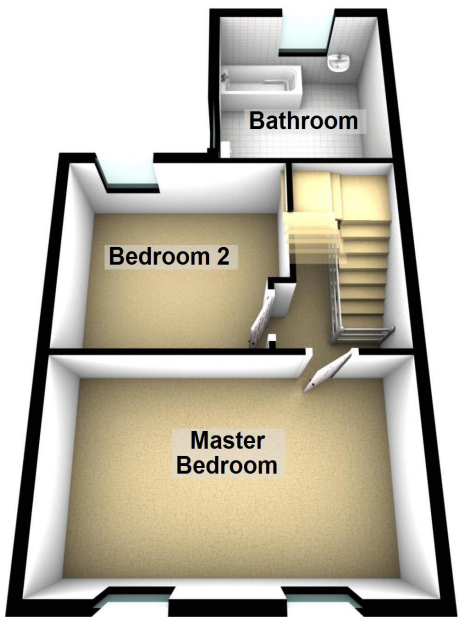
Full
Refurbishment
Required



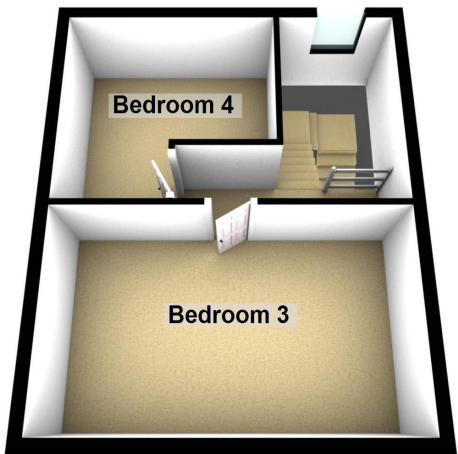
Ground Floor



First Floor



Second Floor



FOR
SALE

36 Prospect Road, Bangor

Offers Over - £79,950

- End Townhouse
- In Need of Refurbishment
- Cash Offers Only
- Four Bedrooms
- Two Reception Rooms
- Fitted Kitchen

- Gas Fired Central Heating
- uPVC Double Glazing
- First Floor Bathroom
- Enclosed Rear Garden
- Off-Road Parking to Rear
- Town Centre Location

Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C		73 C
55-68	D	66 D	
39-54	E		
21-38	F		
1-20	G		



These particulars are given on the understanding that they will not be construed as part of a contract or lease. Whilst every care is taken in compiling the information, we give no guarantee as to the accuracy thereof and prospective purchasers are recommended to satisfy themselves regarding the particulars. We have not tested any heating or electrical systems

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Independent Property Estates are pleased to offer to the Sales Market Number 36 Prospect Road, Bangor.

This Property is in need of full renovation and as such we are inviting Cash Offers only.

With great potential to be modernised and renovated this Property is a fantastic opportunity for a Builder / Developer to acquire a project property in the heart of Bangor Town Centre where there is always a high demand for Property. Accommodation comprises of four well-proportioned Bedrooms, two separate Reception Rooms, a fitted Kitchen and a First Floor Bathroom Suite.

This Property benefits from Gas Fired Central Heating and uPVC Double Glazing.

Externally, to the rear of the Property there is an enclosed garden that also offers off-road parking.

This Property is ideally located within close proximity to Bangor's Town Centre, Ward Park, the North Down Coast and a number of local schools.



Ground Floor

Lounge (14' 0" x 10' 8")
Front aspect Reception Room.

Dining Room (10' 8" x 10' 4")
Rear aspect Reception Room.

Kitchen (10' 0" x 10' 0")
Range of fitted units & access to Rear Garden.

Lower First Floor

Bathroom
Bright and Spacious, access to a built-in storage cupboard and Three piece suite comprising W.C., Bath and Wash Hand Basin.

Upper First Floor

Master Bedroom (17' 8" x 10' 5")
Spacious front aspect double Bedroom.

Bedroom Two (12' 1" x 10' 5")
Rear aspect Bedroom.

Second Floor

Bedroom Three (18' 6" x 10' 8")
Front aspect double Bedroom.

Bedroom Four (11' 5" x 10' 6") at widest point
Rear aspect Bedroom.

Outside

Front
Wall Enclosed Paved Garden

Rear
Enclosed Garden with vehicle access.

