



87 Ballycrochan Road | Bangor | BT19 6NF

02891 180081 | viewings by appointment 7 days a week

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87 Ballycrochan Road

- * Superb double-fronted detached property on spacious site in a highly popular area of Bangor
- * Adaptable and flexible accommodation to suit growing or established families
- * Four well-proportioned bedrooms
- * Spacious living room with additional dining/family room
- * Contemporary kitchen with range of high and low level units and casual dining space
- * Ground floor guest WC
- * Contemporary bathroom with four piece white suite
- * Oil fired central heating and UPVC double glazed windows
- * Large double garage and driveway with parking for 3+ cars, caravan, boat etc
- * Front garden laid in lawn with mature shrubs and trees
- * Fully enclosed large rear garden laid in lawn with mature shrubs and trees
- * Conveniently located close to primary and secondary schools

Offers Around: £279,950



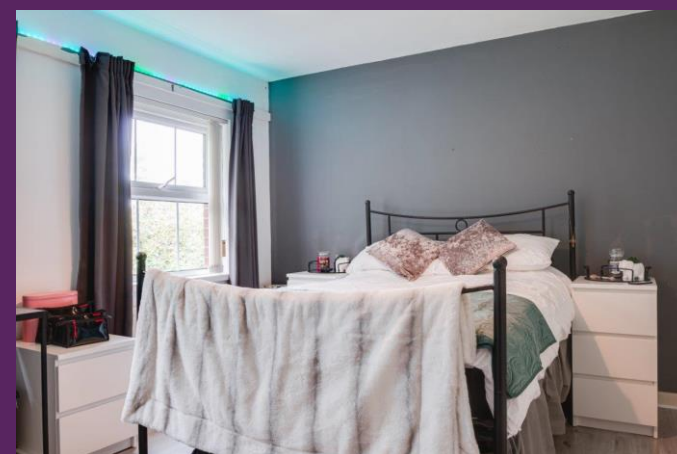
Perfect for modern family living!

This really is a fantastic home situated in a popular and much sought after area. Large and growing families will be spoilt for choice with the generous and flexible accommodation on offer, especially the choice of two good-sized reception rooms and four bedrooms making it ideal for modern family life. With plenty of scope to place your own mark on this fabulous property to create a family home to be proud of, this is a fantastic opportunity to purchase a forever home in a very popular and settled area.

Downstairs comprises of a bright and welcoming entrance hall, a spacious living room with feature fireplace, bay window and French doors to the rear garden, a kitchen with range of high and low level units and casual dining space, the ideal spot to enjoy brunch or coffee with friends, a separate dining/family room and a guest WC. Upstairs boasts four well-proportioned bedrooms and a contemporary bathroom with four piece white suite.

Externally to the front of the property there is a driveway with parking for 3+ cars and a caravan/boat, a double garage and a garden laid in lawn with mature shrubs and plants. There is also a fully enclosed large rear garden laid in lawn providing plenty of space for the children to play along with areas that are the perfect place to relax with a glass of wine at the end of the day.

Ballycrochan Road is located in a highly regarded area of Bangor and is ideally located close to leading primary and secondary schools. There is easy access to the popular Bloomfield Shopping Centre and there is a local bus route close by. With quick access to the ring roads for commuting to Belfast, this really is a fabulous opportunity for the lucky purchaser!



Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C		
55-68	D	56 D	67 D
39-54	E		
21-38	F		
1-20	G		



THIS PROPERTY COMPRISES

GROUND FLOOR

Wooden front door to...

ENTRANCE HALL: Storage cupboard. French doors to...

LIVING ROOM: (6.37m x 3.97m) Feature bay window, feature wooden fireplace with tiled surround and hearth, open fire. French doors to the rear garden.

DINING/FAMILY ROOM: (4.75m x 3.20m) Feature parquet wooden flooring.

KITCHEN: (4.22m x 3.30m) Range of high and low level units with co-ordinating laminate work surfaces, 1 ½ bowl stainless steel sink unit, 5 ring gas hob, glass and stainless steel extractor fan, built-in double oven, housing for American

fridge/freezer, plumbed for dishwasher. Breakfast bar. Tiled floor, part tiled walls, recessed lighting. Door to rear.

GUEST WC: Two piece white suite comprising wash hand basin and low flush WC. Tiled effect flooring.

FIRST FLOOR

LANDING: Hot press. Access to roofspace.

BEDROOM (1): (5.19m x 3.31m)

BEDROOM (2): (4.00m x 3.38m)

BEDROOM (3): (3.95m x 3.24m) Laminate wooden flooring.

BEDROOM (4): (3.66m x 3.20m)

BATHROOM: Contemporary four piece white suite comprising low flush WC, floating vanity unit with wash hand basin, panelled bath and a large shower enclosure with plumbed shower unit. Tile effect flooring, tile effect UPVC panelling on the walls. Recessed lighting.

OUTSIDE

DOUBLE GARAGE: Up and over door. Light and power. Plumbed for washing machine.

Driveway with parking for three + cars, caravan, boat etc.

Front garden laid in lawn with mature shrubs and trees.

Fully enclosed large, rear garden laid in lawn with mature shrubs and trees. Water tap. Light.



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