



OFFERS AROUND

**£220,000**

9 Lineybrook Lane

Bangor

BT19 7ED



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**PINKERTONS**

Sales, Lettings and Property Management



# Detached Family Home in Prime Bangor Location

Located in an desirable location opposite Lesley Bloomfields and adjacent to Valentine Playing Fields, this four bedroom detached property is perfect for those looking for their ideal family home or those looking to expand their rental portfolio.

Boasting a bright living room, well-proportioned

kitchen and an open-plan dining area and sunroom, this home lends itself to modern living. The private rear garden allows for relaxation or entertaining.

The convenience of a downstairs W/C enhances the functionality of the ground floor. Upstairs, four spacious bedrooms include a master with ensuite.

The main bathroom provides both practicality and a space to relax and unwind after a long day.

The property's exceptional location – just a 10-minute walk from Bangor Centre – makes it an unparalleled offering for discerning buyers.



# PROPERTY FEATURES



- Detached Four Bed In The Popular Lineybrook Development
- Bright Living Room
- Well Proportioned Kitchen
- Open-Plan Dining Area And Sunroom
- Downstairs WC
- Four Spacious Bedrooms
- Master With Ensuite
- Secure Garden
- Gas Fired Central Heating System
- Close To Lesley Bloomfields, Bangor Town Centre And Local Schools

## THIS PROPERTY COMPRISES

**Hallway**  
6'10" x 10'7"

**Storage**  
2'11" x 3'10"

**Living Room**  
14'3" x 15'9"

**Kitchen**  
22'11" x 13'4"

**Sunroom**  
15'3" x 11'9"

**Landing**  
12'6" x 6'8"

**Downstairs WC**  
3'1" x 5'7"

**Bedroom 1**  
13'3" x 10'11"

**Ensuite**  
8'2" x 5'10"

**Bedroom 2**  
10'11" x 9'4"

**Bedroom 3**  
10' x 9'8"

**Bedroom 4**  
9'8" x 8'2"

**Bathroom**  
6'1" x 6'1"

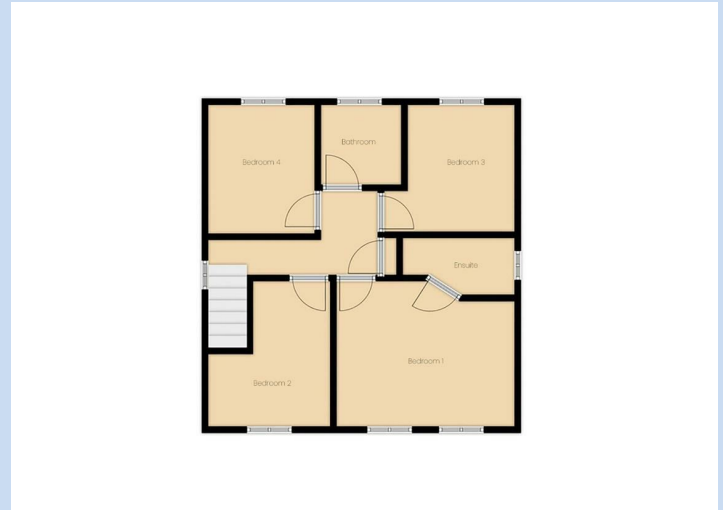
**Directions**  
The Lineybrook Lane Development is situated off the South Circular Road, directly facing Lesley Bloomfields.

### REQUIRED INFO UNDER TRADING STANDARDS GUIDANCE

Tenure - Understood to be Managed Freehold  
Management Fee - Understood to be £225 per annum  
Rates - Understood to be approx £1,553.29 per annum



## FLOOR PLANS



### Energy Efficiency Rating

The rating for this property is:

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) <b>A</b>			
(81-91) <b>B</b>			
(69-80) <b>C</b>			
(55-68) <b>D</b>			
(39-54) <b>E</b>			
(21-38) <b>F</b>			
(1-20) <b>G</b>			
Not energy efficient - higher running costs			
<b>Northern Ireland</b>		EU Directive 2002/91/EC	

\* For your information: The UK average rating is 'E50'.



### DO YOU NEED TO SELL?

If you need to sell to fund your purchase we are pleased to advise our valuations are free. Contact one of our branches today to find out what your home is worth and why you should sell with Pinkertons.

### WILL YOU NEED A MORTGAGE?

If you do speak to our team who will be happy to recommend an independent mortgage broker to help you get the mortgage you need for the house you want.

### LETTINGS & PROPERTY MANAGEMENT

We have the UK's Best Property Management team and Northern Ireland's Best Lettings Department. If you need to let or rent a property you should speak with them first!



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