


30 Sinclair Road North, Bangor,
County Down, BT19 1PX

Asking Price: £159,950

 **Reeds Rains**

reedsrains.co.uk

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EPC Rating: D

Description

This attractive semi-detached chalet bungalow is ideally situated in a sought-after residential location, offering excellent potential for modernisation and personalisation. Boasting flexible accommodation over two floors, this home is well-suited to a variety of purchasers, including families and downsizers alike.

Internally, the property comprises a spacious reception room filled with natural light, a well-proportioned ground floor bedroom with direct access to a conservatory, a ground floor bathroom, and two additional bedrooms on the first floor, served by a separate shower room. While requiring updating, the layout offers a fantastic canvas for a stylish refurbishment.

Externally, the property enjoys a detached garage, terraced gardens, and a patio area to the rear—perfect for outdoor enjoyment in warmer months.

Reception Hall

uPVC double glazed front door, laminate wooden floor, airing cupboard.

Lounge

17'9" x 11'9" (5.4m x 3.58m)

Solid wooden floor, contemporary stone fireplace with stone inset and hearth, cornice ceiling.

Kitchen

11'6" x 8'8" (3.5m x 2.64m)

Single drainer stainless steel sink unit with mixer taps, range of high and low level units with laminated work surfaces, cooker space, extractor fan and canopy, plumbed for

dishwasher, integrated fridge, part tiled walls, ceramic tiled floor, breakfast bar, panelled ceiling with recessed spotlights, uPVC double glazed door to rear garden.

Bedroom 1

13' x 11'9" (3.96m x 3.58m)

Laminate wooden floor, range of built in robes with mirrored sliding doors, uPVC double glazed door to conservatory.

Conservatory

9'10" x 8'1" (3m x 2.46m)

Laminate wooden floor, uPVC double glazed door to garden.

Bathroom

White suite comprising: Panelled bath with mixer taps and telephone hand shower, pedestal wash hand basin, low flush WC, fully tiled walls, ceramic tiled floor, tongue and groove ceiling.

Family / Dining Room

11'6" x 8'11" (3.5m x 2.72m)

Under stairs storage and staircase to first floor.

First Floor Landing

Cupboard housing gas boiler.

Bedroom 2

17'2" x 8'1" (5.23m x 2.46m)

Laminate wooden floor, Velux.

Bedroom 3

17'2" x 8' (5.23m x 2.44m)

Laminate wooden floor, eave storage.

Shower Room

White suite comprising: Fully tiled built in shower cubicle with Redring electric shower, pedestal wash hand basin, low flush WC, part tiled walls, ceramic tiled floor, Velux.

Outside

Tarmac drive way to off street parking and access to garage,

Attached Garage

17'10" x 9' (5.44m x 2.74m)

Roller door, power and light, uPVC double glazed door to side.

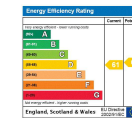
Gardens

Front garden in lawns.

Enclosed rear garden in raised terrace patio with loose pebbles and shrubs.

NB

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All Measurements are Approximate.

Laser Tape Clause
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Floorplan Clause
Measurements are approximate. Not to Scale. For illustrative purposes



Total floor area 127.3 sq.m. (1,370 sq.ft.) approx

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