

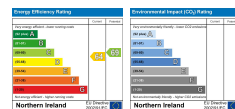


22 Rockfield

Bangor, BT19 7SA

Offers in the region of

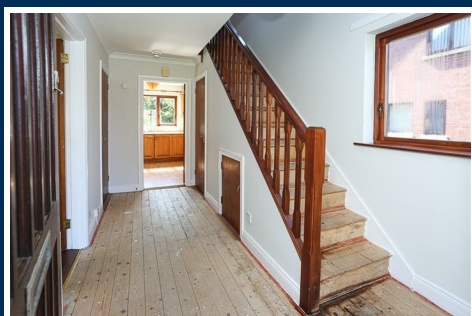
£160,000



# 22 Rockfield

, Bangor, BT19 7SA

Offers in the region of £160,000



Nestled in a quiet cul de sac, this semi-detached house presents a wonderful opportunity for those looking to create their dream home. With three spacious bedrooms, this property is ideal for families or individuals seeking extra space. The house features two reception rooms, providing ample room for relaxation and entertaining guests.

While the property is in need of modernisation, it offers a blank canvas for buyers to infuse their personal style and preferences. The potential to transform this house into a contemporary living space is significant, making it an exciting project for the right buyer.

One of the standout features of this home is its excellent location. Situated in close proximity to local schools, it is perfect for families with children. Additionally, the Bloomfield shopping centre is just a short distance away, offering a variety of shops and amenities to cater to your everyday needs.

This property is not just a house; it is a chance to invest in a home that can be tailored to your liking in a desirable area. With its promising potential and convenient location, this three-bedroom semi-detached house is a fantastic opportunity for a variety of purchaser.

## Entrance Hall

Hard wood front door with beveled glass sidelights, under stairs storage with plumbing for toilet and wash hand basin, separate storage cupboard.

## Lounge 20'6" x 14'1" into bay (6.27 x 4.30 into bay)

Carved wood surround fireplace with tiled inset and hearth, currently housing gas fire, double doors to .....

## Dining Room 10'6" x 11'1" (3.21 x 3.38)

Sliding patio doors to garden.

## Kitchen 8'10" x 10'8" (2.70 x 3.27)

High and low level units, one and a half bowl stainless steel sink unit with mixer tap, space for fridge freezer, plumbed for washing machine, four ring ceramic hob with electric under oven and concealed extractor fan, laminate wooden floor, part tiled walls, door to driveway.

## Landing

Hot press, access to roof space.

## Bedroom One 14'7" x 11'8" (4.47 x 3.58)

## Bedroom Two 12'5" x 12'5" awp (3.79 x 3.79 awp)

## En Suite

Shower cubicle with electric shower over, pedestal wash hand basin, low flush WC, part tiled walls.

## Bedroom Three 15'5" x 10'2" awp (4.70 x 3.11 awp)

## External

Garden to front laid in lawn with mature plants, tarmac driveway with ample car parking space,

garden to rear laid in lawn with mature plants and shrubs, Oil fired boiler house and Upvc oil storage tank.

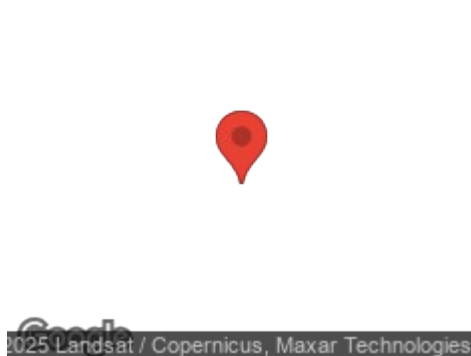
These particulars, whilst believed to be accurate are set out as a general outline only for guidance and do not constitute any part of an offer or contract. Intending purchasers should not rely on them as statements of representation of fact, but must satisfy themselves by inspection or otherwise as to their accuracy. No person in this firms employment has the authority to make or give any representation or warranty in respect of the property.



## Road Map



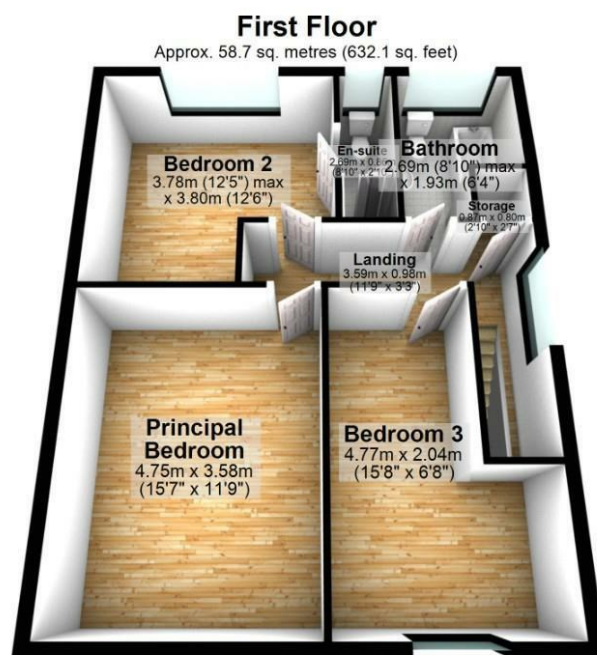
## Hybrid Map



## Terrain Map



## Floor Plan



**VIEWING STRICTLY BY APPOINTMENT WITH OUR OFFICE**

These particulars, whilst believed to be accurate are set out as a general outline only for guidance and do not constitute any part of an offer or contract. Intending purchasers should not rely on them as statements of representation of fact, but must satisfy themselves by inspection or otherwise as to their accuracy. No person in this firm's employment has the authority to make or give any representation or warranty in respect of the property.