



## 19 Croft Street , Bangor, BT20 3HU

### \*\*\*ATTENTION PROPERTY INVESTORS & TRADES\*\*\*

This mid terrace property is centrally located close to Bangor City centre plus road and rail links to Belfast and beyond.

It offers 2 first floor bedrooms and a bathroom plus a ground floor lounge open plan to dining area and a galley kitchen to the rear.

It benefits from uPVC double glazing & oil fired central heating whilst to the rear is an enclosed yard with lean-to shed and shared access beyond for bins etc.

The property would benefit from some TLC, modernisation and upgrading but has been priced to allow for this and the opportunity to add value. Upon completion of these works you would have a valuable property sure to appeal to a broad range of potential purchasers or tenants.

Viewing strictly by prior appointment with the agent.

**Offers Around £99,950**

# 19 Croft Street , Bangor, BT20 3HU



- Mid terrace property
- Kitchen
- Oil fired central heating
- Please see our website for full details
- 2 bedroom
- Bathroom with separate shower cubicle
- Enclosed rear yard
- Lounge open to dining area
- Double Glazed
- Ideal investment opportunity

## Entrance

## Bedroom 2

## Lounge

9'6x9'8 (2.90mx2.95m)

10'4x12'11 (3.15mx3.94m)

## Outside

## Dining Area

## Tenure

12'2x9'5 (3.71mx2.87m)

## Property misdescriptions

## Kitchen

9x6'4 (2.74mx1.93m)

## Landing

## Bathroom

6'4x8'11 (1.93mx247.19m)

## Bedroom 1

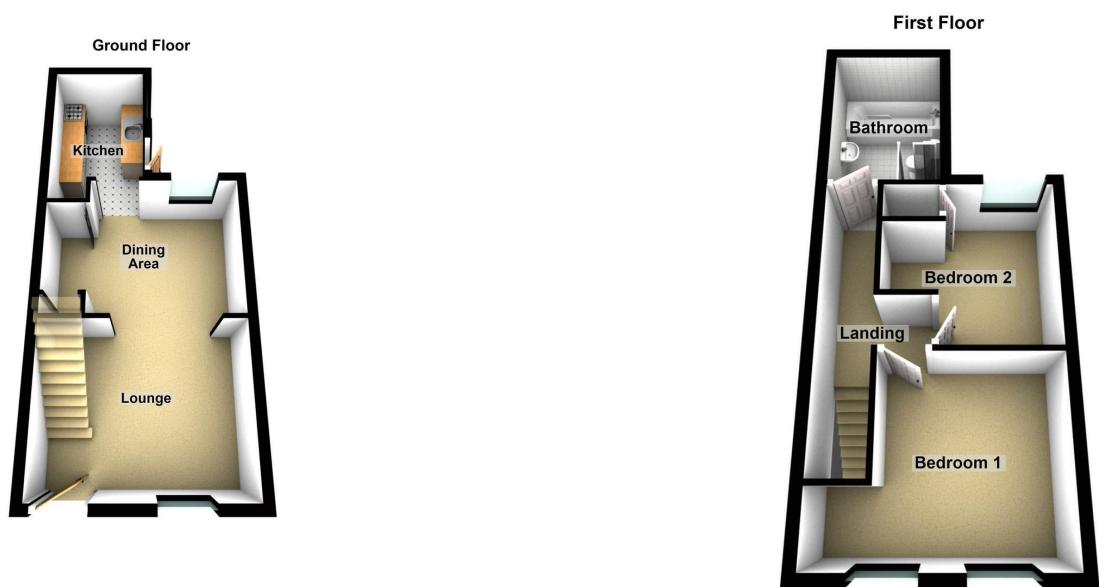
12'11x10'4 (3.94mx3.15m)



## Directions



## Floor Plan



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.

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			
Northern Ireland		EU Directive 2002/91/EC	

Environmental Impact (CO <sub>2</sub> ) Rating		Current	Potential
Very environmentally friendly - lower CO <sub>2</sub> emissions (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 environmentally friendly - higher CO <sub>2</sub> emissions			
Northern Ireland		EU Directive 2002/91/EC	