



PER MONTH

**£900**

16 Albany Crescent  
Bangor  
BT19 6YL



[pinkertonsni.com](http://pinkertonsni.com)

**PINKERTONS**

Sales, Lettings and Property Management

# PROPERTY FEATURES

- Three Bedroom Semi Detached
- Modern Kitchen
- Oil Fired Central Heating
- Double Glazed
- Off Street Parking
- Front & Rear Gardens



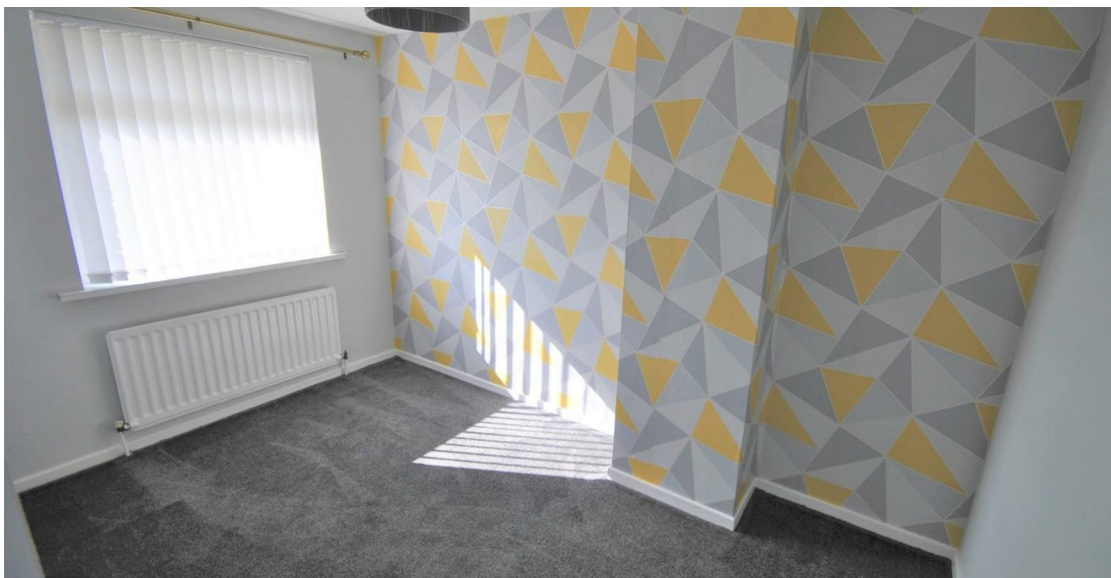
LOUNGE



LOUNGE / DINING ROOM



KITCHEN



BEDROOM 1

Located in an excellent residential area just off Ballycrochan Road this semi-detached family home has much to offer. Its close proximity to local schools, shops and Bangor City centre will appeal to a range of potential tenants.

The property comprises a bright hallway, a spacious lounge with open-plan dining and three good size bedrooms. A

modern kitchen with a range of units and appliances including a fridge freezer, washing machine and built-in oven and hob. The property also benefits from an oil-fired central heating system.

Externally the property has a tarmac drive leading to a car port, front garden and low-maintenance rear garden.

This property will be popular so early viewing is recommended.



BEDROOM 2



BEDROOM 3



BATHROOM

### 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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