



This attractive detached period residence is located in one of Bangor's most popular residential areas and retains much of the original charm and character associated with a property of this era. The home is further enhanced by its outstanding elevated position boasting superb views across Ward Park and park lands.

Internally the property is in need of modernisation but enjoys well proportioned accommodation which would be ideally suited to the young family. Externally the gardens are private to the rear and also provide driveway parking.

With leading Primary and Grammar Schools close to hand and located within walking distance of Bangor Golf Club, Marina and bustling town centre makes this an ideal opportunity for the growing family to acquire a period home with great convenience. Early inspection is highly recommended.

Offers Over  
£325,000

8 Springfield Avenue,  
BANGOR,  
BT20 5BY

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Viewing by  
appointment  
through agent  
028 9042 4747



- Attractive Detached Double Fronted Home
- Priced to allow for Modernisation
- Drawing Room, Living Room, Dining Room & Snug
- Kitchen with access to Rear Porch
- Ground Floor Bathroom
- First Floor Powder Room and Shower Room
- Four Well Proportioned Bedrooms
- Double Glazed Windows / Gas Heating
- Front Garden and Pedestrian Access from Springfield Avenue
- Rear Low Maintenance Garden and Driveway Parking to Rear
- Popular & Central Location

The Property Comprises:

Ground Floor

Hardwood front door to . . . .

ENTRANCE HALL: Laminate wood floor.



LIVING ROOM: 14' 11" x 12' 2" (4.55m x 3.71m) Cornice ceiling.



DRAWING ROOM: 17' 11" x 11' 1" (5.46m x 3.38m) (into bay window).



SNUG: 12' 0" x 9' 3" (3.66m x 2.82m) Slate fireplace with cast iron and tiled inset, cornice ceiling.

DINING ROOM: 11' 11" x 11' 10" (3.63m x 3.61m) Slate fireplace.



KITCHEN: 14' 8" x 9' 1" (4.47m x 2.77m) Fitted kitchen with range of high and low level units, laminate work surfaces, 1.5 bowl stainless steel sink unit with mixer tap, plumbed for washing machine, electric cooker point.



REAR HALLWAY: Built in cupboard, ceramic tile floor.

BATHROOM: White suite comprising, panelled bath, low flush wc, pedestal wash hand basin, panelled walls, ceramic tiled floor.



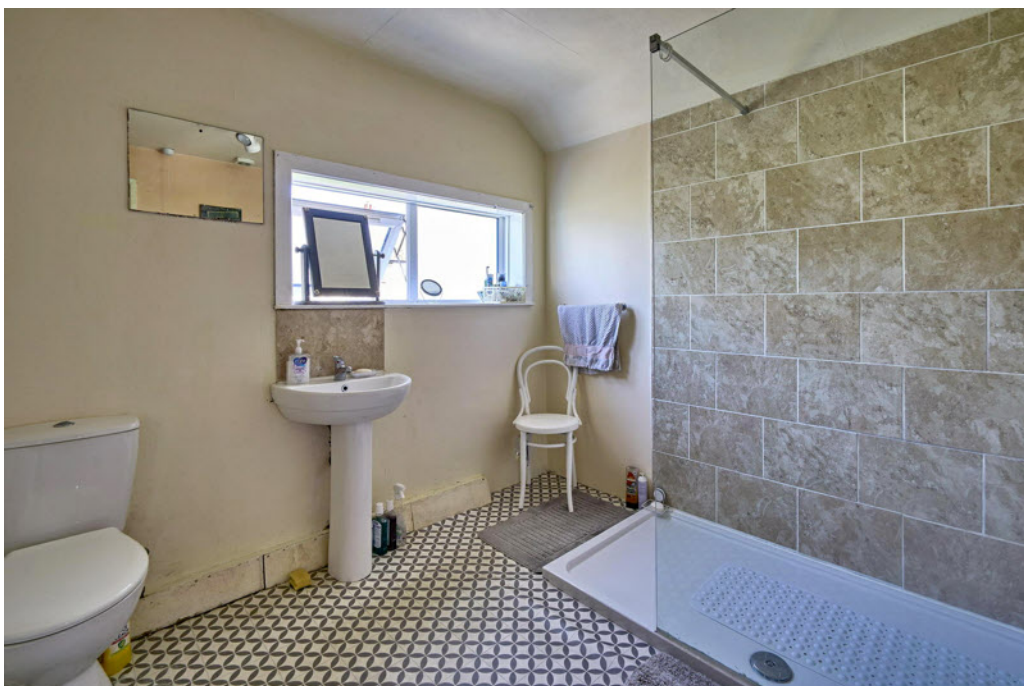
REAR PORCH: Gas fired boiler.

First Floor Return

Linen cupboard.

POWDER ROOM: 10' 6" x 9' 8" (3.2m x 2.95m)

SHOWER ROOM: Fully tiled shower cubicle with Triton electric shower, low flush wc, pedestal wash hand basin, extractor fan.



## First Floor

LANDING: Access to roofspace.

BEDROOM (1): 15' 4" x 12' 0" (4.67m x 3.66m) (into bay window) slate fireplace with cast iron and tiled inset, cornice ceiling.



BEDROOM (2): 16' 4" x 11' 10" (4.98m x 3.61m) (into bay window), Views over Ward Park.



BEDROOM (3): 12' 0" x 11' 2" (3.66m x 3.4m) Cornice ceiling.



BEDROOM (4): 12' 0" x 11' 11" (3.66m x 3.63m)



Outside

Pedestrian steps to front garden. Rear low maintenance garden. Driveway parking to rear.

GARAGE:



Location:

Travelling along Hamilton Road from Bangor town centre  
Springfield Avenue is on the left hand side just opposite Ward  
Park.





North Down - 028 90 42 4747  
 Lisburn Road - 028 90 66 3030  
 Ballyhackamore - 028 90 65 0000  
 Lisburn - 028 92 66 1700  
[www.templetonrobinson.com](http://www.templetonrobinson.com)

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