



36 Church Avenue | Bangor | BT20 3EQ

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36 Church Avenue

- * An excellent semi-detached family home in a very popular area of Bangor
- * Flexible accommodation suitable for a range of purchasers
- * Bright and welcoming entrance hall with useful guest WC
- * Spacious living room with feature fireplace and bay window
- * Separate dining/family room with sliding doors to the rear garden
- * Modern kitchen with range of units, open to dining/family room
- * Three well-proportioned double bedrooms plus additional study area
- * Contemporary bathroom with three piece white suite
- * Two superb annex buildings offering various opportunities for use as a self-contained living area/office suite etc
- * Front garden laid in lawn and driveway with parking for 3 cars
- * Fully enclosed and private rear garden laid in lawn with raised decking area
- * Oil fired central heating and double glazed throughout
- * Conveniently located within walking distance to the city centre

Offers Around: £200,000



Plenty of Options!

This is an excellent semi-detached family home that has been extended by the current owners to provide a fantastic home that is spacious and flexible to suit a number of purchasers. The property boasts three double bedrooms split over two floors plus an additional study area and two reception rooms, one that is open plan to the kitchen with sliding doors to the rear garden, creating a perfect space for busy family life. The rear garden is delightful and the decking area is the perfect location to relax and entertain friends. In addition, the garden annex provides scope for a self-contained living area, perfect for older teenagers or guests, or could be utilised as a home office suite/business premises!

Downstairs comprises of a welcoming entrance hall with useful guest WC, a lovely living room with feature fireplace, a separate family room open plan to the kitchen and with sliding doors to the rear decking and garden, this space is idea for entertaining. Upstairs comprises of two double bedrooms and a contemporary bathroom with three piece white suite. There is a separate study area providing access to the second floor where there is a third double bedroom.

Externally the property benefits from front garden laid in lawn and a driveway with parking for three cars. To the rear is a fully enclosed and private garden laid in lawn with a feature raised decking area and flowerbeds. There is also a fantastic annex building split into two areas - the options are endless for the lucky purchaser!

Church Avenue is a very popular and convenient place to live and with the city centre within easy walking distance, everything is on your doorstep! Parks, shops, health centres and both primary and secondary schools can be accessed on foot. Transport links are also easily accessible for journeys outside of the city centre, to Newtownards, Belfast and beyond.



Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C		
55-68	D		61 D
39-54	E	53 E	
21-38	F		
1-20	G		



THIS PROPERTY COMPRISES

GROUND FLOOR

UPVC front door to...

ENTRANCE HALL: Laminate wooden flooring. Storage cupboard.

GUEST WC: Two piece white suite comprising pedestal wash hand basin and low flush WC. Part tiled walls, laminate wooden flooring. Extractor fan.

LIVING ROOM: (4.21m x 3.52m) Bay window. Fireplace with marble hearth. Electric fire. Hardwood floor.

DINING/FAMILY ROOM: (3.82m x 3.53m) Laminate wooden flooring. Open to...

KITCHEN: (3.70m x 2.41m) Excellent range of high and low level wooden units with marble effect work surfaces, single bowl

stainless steel sink and drainer, housing for freestanding cooker, stainless steel extractor hood, housing for fridge/freezer, integrated dishwasher, plumbed for washer/dryer. Recessed lighting. Sliding glass doors to rear.

FIRST FLOOR

BEDROOM (1): 4.23m x 3.53m) Bay window.

BEDROOM (2): (3.93m x 2.82m) Range of built-in wardrobes with mirrored doors.

BATHROOM: (2.83m x 2.43m) Contemporary three piece white suite comprising floating vanity unit with wash hand basin, shower/bath with Mira electric shower unit and low flush WC. Glass screen. Stainless steel heated towel rail. Hotpress. Recessed lighting. Part tile-effect walls, vinyl tiled floor.

STUDY: (2.50m x 2.40m) Stairs to...

BEDROOM (3): (5.45m x 3.65m) Laminate wooden flooring. Eaves storage. Recessed lighting.

OUTSIDE

Front garden laid in lawn with mature shrubs. Paviour driveway with parking for 3 cars.

Fully enclosed and private rear garden laid in lawn with feature raised decking area. Mature shrubs and trees. Outside light. Water tap. Boiler house.

GARDEN ROOM/ANNEX (1): (4.49m x 2.61m) French doors. Recessed lighting.

ANNEX (2): (3.87m x 1.82m)



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