



 **JOHNMINNIS**  
ESTATE AGENTS &  
LETTING SPECIALISTS

**55 CHURCH STREET | Bangor**  
**ASKING PRICE £119,950**

**Scan for Property Details  
and to Arrange a Viewing**





**Asking Price £119,950**  
Mid-Terrace  
2 Bedrooms  
1 Reception

## Property Features

- Beautifully Presented and Well Maintained Mid Terrace
- Well Fitted Throughout
- Generous Lounge
- Modern Fitted Kitchen/Dining Room with Patio Doors to Rear Garden
- Two Bedrooms to First Floor, Principal with En Suite Shower Room
- Family Bathroom with White Suite
- Roofspace
- Good Sized Lawned Garden to Rear with Enclosed Area Laid in Artificial Lawns
- uPVC Double Glazing
- PVC Fascia and Guttering
- Gas Fired Central Heating
- Within Walking Distance to Bangor City Centre and Marina
- Easy Access to Bus and Rail Networks for Commuting to Belfast
- Ultrafast Broadband Available



# Accommodation

## Ground Floor

Reception Hall

Lounge/Dining  
21'6" x 12'3"

Kitchen/Dining  
15'7" x 14'11"

## First Floor

Landing

Bedroom One  
14'11" x 11'7"  
En Suite Shower Room

Bedroom Two  
15'7" x 12'7"

Family Bathroom

## Outside

Fully Enclosed Rear  
Garden partially laid in  
stone and artificial lawn

For more information  
and photographs  
regarding the  
accommodation in this  
property, please visit:  
[johnminnis.co.uk](http://johnminnis.co.uk)



This mid terrace two bedroom property is ideally located within walking distance to Bangor city centre creating a wonderful opportunity for a first time buyer, downsizer or investor alike. Internally this property has been extended creating a modern open plan living space to the ground floor with generous lounge and fully fitted kitchen/dining with double doors leading out to the enclosed and private rear garden.



# Directions

Travelling into Bangor along the Belfast Road, turn right at the cross roads onto the Newtownards Road. Take the immediate right into Church Street and Number 55 is on the left hand side.



## Viewing

By appointment through agent.

## Free Valuation

We offer property valuations and financial advice free of charge to all our clients.



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## Awards & Recognition



THE SUNDAY TIMES  
THE IRISH TIMES

## Energy Efficiency Rating

	Current	Potential
<i>Very energy efficient - lower running costs</i>		
(92 - 100) <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>		
(01 - 20) <b>G</b>		
<i>Not energy efficient - higher running costs</i>		
	<b>73</b>	<b>75</b>

## North Down / Holywood Branch

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