

**Tim Martin**  
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**64 Springhill Avenue  
Bangor  
BT20 3NZ**

**Offers Around  
£215,000**

[www.timmartin.co.uk](http://www.timmartin.co.uk)  
Telephone 028 91 878956

## SUMMARY

A spacious detached bungalow, occupying a superb corner site within this much sought after area of Bangor West, perfect for young families or those wishing to downsize.

The property, fitted with oil fired central heating and uPVC double glazing, is in need of some modernisation, however, has been priced accordingly to allow the purchaser to put their own stamp on the property and create their own dream home. The accommodation is well proportioned throughout comprising of a spacious lounge, fitted kitchen, three bedrooms and a shower room. There is the potential to convert the roof space to provide extra accommodation, if desired (subject to planning).

Outside, the spacious driveway provides excellent off street parking and makes way to the detached garage. Fully enclosed gardens surround the property, which are laid out in lawn with a paved patio area, perfect for entertaining family and friends.

Situated just off the Springhill road, the property is within walking distance to Springhill Retail Park, Hillmount Garden Centre and Bangor West train halt. An excellent choice of primary and secondary schools are all within close proximity, whilst those wishing to commute can enjoy ease of access onto the A2 Belfast road.

## FEATURES

- Detached Bungalow Occupying A Superb Corner Site
- Spacious Lounge
- Three Good Sized Bedrooms
- Fitted Kitchen And Shower Room
- Oil Fired Central Heating And uPVC Double Glazing
- Potential To Convert Roofspace (Subject To Planning)
- Spacious Driveway Leading To The Detached Garage
- Enclosed Gardens With Paved Patio Area
- Within Walking Distance To Springhill Retail Park, Hillmount Garden Centre And Bangor West Train Halt
- Convenient Commuting Distance To Belfast By Both Car And Public Transport

### **Covered Entrance Porch**

Upvc sliding door; tiled floor; glazed upvc door to:-

### **Entrance Hall**

Corniced ceiling; telephone connection point; built-in storage cupboard; access to roofspace (partially floored); hotpress with lagged copper cylinder.

### **Lounge**

**16'10 x 11'11 (5.13m x 3.63m)**

Tiled fireplace with matching hearth; corniced ceiling.

### **Kitchen**

**15'6 x 8'10 (4.72m x 2.69m)**

Good range of laminate high and low level cupboards and drawers incorporating single drainer stainless steel sink unit with mixer taps; space for electric cooker; concealed extractor unit over; space and plumbing for washing machine; space for fridge and freezer; built in larder cupboard; laminate worktops; recessed spotlights; glazed upvc door to rear.

### **Shower Room**

**6'0 x 5'5 (1.83m x 1.65m)**

Cream suite comprising separate tiled quadrant shower cubicle with thermostatically controlled shower unit and wall mounted telephone shower attachment; fitted sliding shower doors; pedestal wash hand basin with mono mixer taps; low flush wc; tiled walls.

### **Bedroom 1**

**12'10 x 10'6 (3.91m x 3.20m)**

Built-in storage cupboards; built-in wardrobes with mirrored sliding doors; corniced ceiling.

### **Bedroom 2**

**12'11 x 8'10 (3.94m x 2.69m)**

Corniced ceiling.

### **Bedroom 3**

**9'4 x 7'8 (2.84m x 2.34m )**

Corniced ceiling.

### **Outside**

Spacious bitmac driveway leading to the front and side of the property and to:-

### **Detached Garage**

Roller shutter door; upvc side door; light point; oil fired boiler.

### **Gardens**

Spacious gardens surrounding the property are laid out in lawn and planted with mature hedging and a selection of ornamental and flowering shrubs.

Paved patio area; pvc oil storage tank; outside light and water tap.

### **Capital / Rateable Value**

£135,000. Rates Payable = £1176.12 per annum (approx)

### **Tenure**

Leasehold

## Ground Floor

Approx. 85.8 sq. metres (923.0 sq. feet)

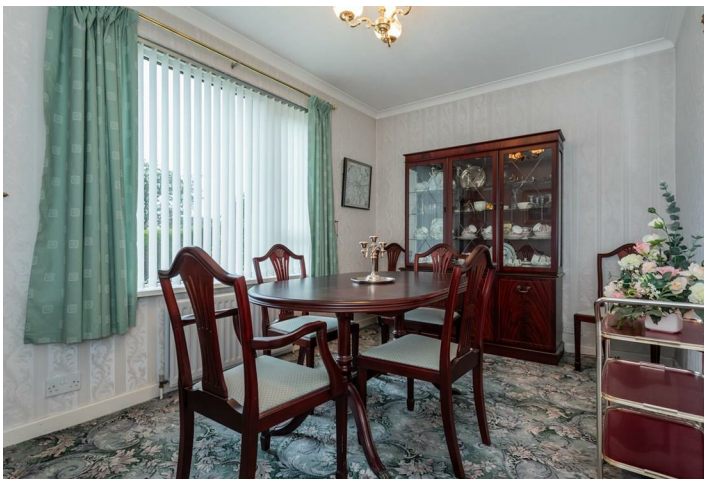


Total area: approx. 85.8 sq. metres (923.0 sq. feet)

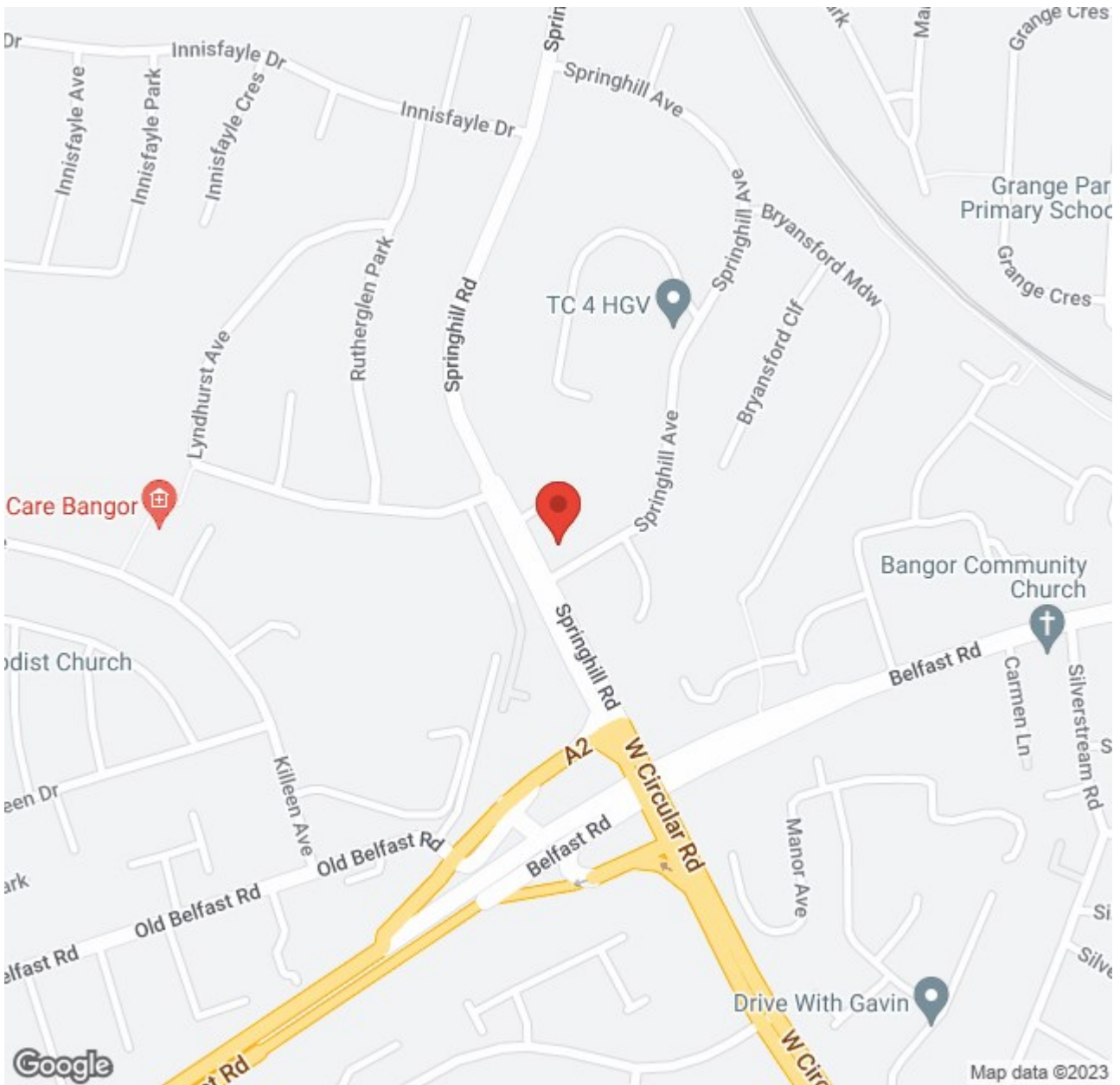
Photography and Floor Plans by houseflyni.co.uk  
Plan produced using PlanUp.

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Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus)	A		
(81-91)	B		
(69-80)	C		
(55-68)	D		
(39-54)	E	39	
(21-38)	F		
(1-20)	G		
Not energy efficient - higher running costs			

Comber  
 27 Castle Street, Comber, BT23 5DY  
 T 028 91 8789596

Saintfield  
 1B Main Street, Saintfield, BT24 7AA  
 T 028 97 568300

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