



30 Croft Street, Bangor, County Down, BT20 3HU

Asking Price: £125,000

 **Reeds Rains**

reedsrains.co.uk

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EPC Rating: TBC

Description

This unique end terrace property occupies a large site on the corner of Croft Street and Croft Lane in Bangor. There is however so much more than meets the eye with this home as it includes a large outbuilding to the rear, previously the home of Joe Scott's Eagle Barbell Gym.

The house is well presented and offers 3 bedrooms and 3 reception rooms as well as a fitted kitchen and shower room with white suite. There are also generous enclosed gardens to the rear in lawns and patio areas a large hardstanding area ideal for parking. Sold with no onward chain early viewing of this property with all its additional benefits is highly encouraged.

Entrance Hall

uPVC double glazed front door.

Living Room

11'9" x 8'10" (3.58m x 2.7m)

Laminate wooden floor, wall mounted electric fire, under stairs storage.

Lounge

11'9" x 10'8" (3.58m x 3.25m)

Wall mounted electric fire with beam mantle, open plan to dining.

Dining Room

8'3" x 7'8" (2.51m x 2.34m)

Sliding door to kitchen.

Kitchen

13'5" x 8'3" (4.1m x 2.51m)

Single drainer stainless steel sink unit, excellent range of high and low level units with

laminated work surfaces, part tiled walls, extractor fan, plumbed for washing machine, part wood panelled walls, tongue and groove ceiling, uPVC double glazed door to rear.

First Floor Landing

Shower Room

White suite comprising: Panelled shower cubicle with Mira shower, low flush WC, pedestal wash hand basin, PVC panelled walls and ceiling, hot press.

Bedroom 1

11'9" x 10'9" (3.58m x 3.28m)

Range of built in robes with mirrored sliding doors.

Bedroom 3

10'9" x 6'4" (3.28m x 1.93m)

Laminate wooden floor.

Bedroom 2

13'9" x 8'10" (4.2m x 2.7m)

Access via staircase to roof space.

Roof Space

Floored and in 2 storage rooms.

Gardens

Large enclosed rear garden in lawns and paved walkways. Enclosed patio area, outside tap and light.

Double entrance gates lead to a large hardstanding area ideal for parking.

Parking

We have vehicular access from Croft Lane leading to the rear of the property. We have additional car parking space and entrance via double gates to a hardstanding area. There is room for additional parking beside the outbuilding.

Outbuilding

54'10" x 17'11" (16.71m x 5.46m)

Croft Lane(formerly Adair's Lane) sits adjacent to the property and provides vehicular access to our parking to the rear. This property also includes a large outbuilding which was once home of Joe Scott's Eagle Barbell Gym. At present this is made up of a large gym area, changing room and old shower block.

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All Measurements

All Measurements are Approximate.

Laser Tape Clause

All measurements have been taken using a laser tape measure and therefore, may be subject to a small margin of error.

For full EPC please contact the branch.

Floorplan Clause

Measurements are approximate. Not to Scale. For illustrative purposes only.