



PER MONTH

**£1,100**

1a Sinclair Avenue  
Bangor  
BT19 1PQ



[pinkertonsni.com](http://pinkertonsni.com)

**PINKERTONS**

Sales, Lettings and Property Management

Situated on a good corner site the property is located a short distance away from schools, shops and local amenities. Transport routes are excellent with easy commuting to Belfast and surrounding towns.

Internally, the property boasts three excellent bedrooms, large living room, fitted kitchen with dining area, ground floor shower room and family bathroom on the first floor. The Property has also been freshly painted.

Externally, a tarmac drive leads to an integral garage with light and power which provides that all important extra storage. The spacious gardens are laid in lawn ensuring a safe place for children to play.

This property will generate considerable interest, early viewing is recommended.



TYPE ROOM NAME HERE



TYPE ROOM NAME HERE



TYPE ROOM NAME HERE

# PROPERTY FEATURES



TYPE ROOM NAME HERE



TYPE ROOM NAME HERE

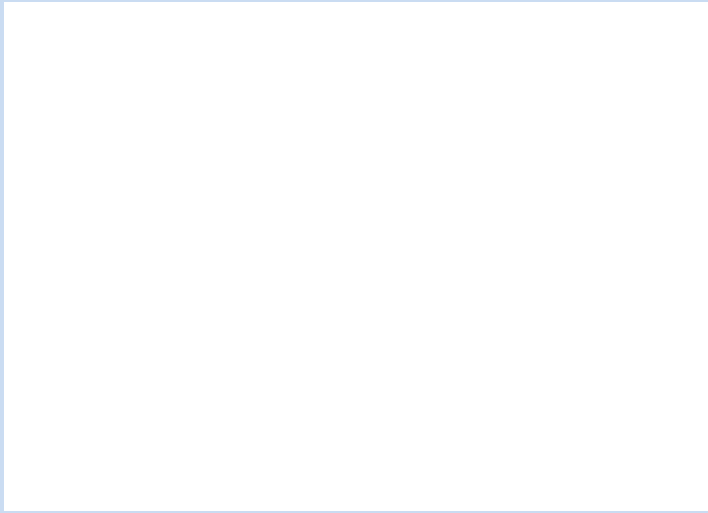


TYPE ROOM NAME HERE

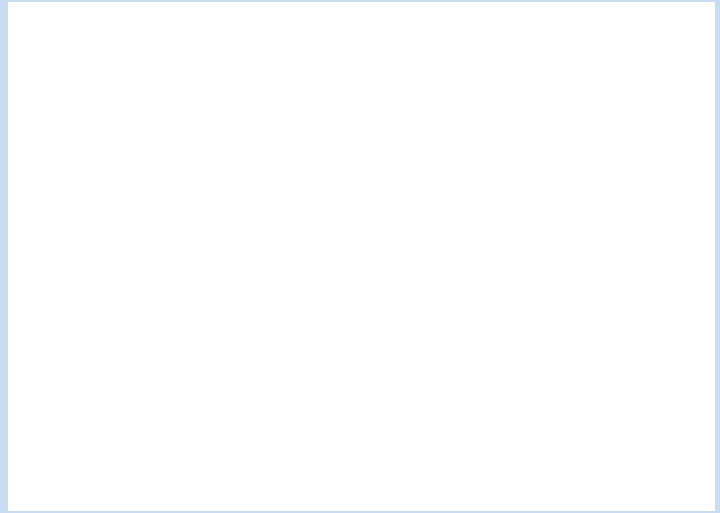
**THIS PROPERTY COMPRISES**



# FLOOR PLANS



GROUND FLOOR



FIRST FLOOR



TYPE ROOM NAME HERE

## Energy Efficiency Rating

The rating for this property is:

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) <b>A</b>			
(81-91) <b>B</b>			
(69-80) <b>C</b>		<b>72</b>	<b>73</b>
(55-68) <b>D</b>			
(39-54) <b>E</b>			
(21-38) <b>F</b>			
(1-20) <b>G</b>			
Not energy efficient - higher running costs			
<b>Northern Ireland</b>		EU Directive 2002/91/EC	

\* For your information: The UK average rating is 'E50'.



### DO YOU NEED TO SELL?

If you need to sell to fund your purchase we are pleased to advise our valuations are free. Contact one of our branches today to find out what your home is worth and why you should sell with Pinkertons.

### WILL YOU NEED A MORTGAGE?

If you do speak to our team who will be happy to recommend an independent mortgage broker to help you get the mortgage you need for the house you want.

### LETTINGS & PROPERTY MANAGEMENT

We have the UK's Best Property Management team and Northern Ireland's Best Lettings Department. If you need to let or rent a property you should speak with them first!



Bangor & Donaghadee:  
Comber & Newtownards:

125 Main Street, Bangor BT20 4AE  
7a The Square, Comber BT23 5DX

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