



OFFERS AROUND

**£170,000**

8 Rosemary Avenue

Bangor

BT20 3HE



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**PINKERTONS**

Sales, Lettings and Property Management

## Discover Your Dream Home: Charming Three-Bedroom Semi-Detached Haven Awaits!

Step into the perfect blend of comfort and opportunity with this charming three-bedroom semi-detached red brick home. Ideal for first-time buyers, growing families, or savvy investors, this delightful property offers a well-maintained sanctuary ready to welcome you home.

Nestled within a popular area of Bangor, this home boasts timeless appeal and a warm ambiance. The enclosed rear

garden, a sun-soaked retreat, beckons for leisurely afternoons and al fresco gatherings.

Inside, discover a cosy haven featuring three bedrooms, offering ample space for relaxation and personalisation. The living areas exude charm, with a welcoming atmosphere that invites you to unwind and create cherished memories.

Whether you're seeking a starter home to call your own, a nurturing space for your family to grow, or an investment opportunity ripe with potential, this property promises endless possibilities. Don't miss your chance to make this idyllic property yours.



# PROPERTY FEATURES



- Beautifully Presented Semi Detached Property In Popular Residential Location
- Lounge Through To Dining
- Contemporary Kitchen With Range Of Integrated Appliances
- Three Bedrooms On First Floor
- Modern Family Bathroom With Bath And Thermostatic Shower Above
- Off Road Parking With Ample Space For Several Vehicles
- Fully Enclosed Rear Garden With Feature Raised Decking And Patio Area
- Gas Fired Central Heating & uPVC Double Glazed
- Within Walking Distance Of Bangor City Centre
- Easy Access For Commuting To Belfast And Further Afield









## THIS PROPERTY COMPRISES

### Porch

3'7" x 7'0"

uPVC double glazed external front door with decorative double glazed insert & side panels.

### Entrance Hall

7'9" x 12'0"

Hardwood door, wood laminate floor, under stairs storage cupboard.

### Lounge/Dining

22'5" x 11'5"

Wood laminate floor, corning, front and rear view aspect.

### Kitchen

12'0" x 7'9"

Modern white kitchen with excellent range of high and low level units including display cabinet, wooden work surfaces, stainless steel 1 1/2 bowl sink unit with mixer tap, induction hob, integrated extractor above, integrated oven, integrated dishwasher, space for fridge freezer, space for washing machine, partly tiled walls, vinyl flooring, uPVC door leading to rear garden.

### First Floor Landing

8'3" x 7'4"

Access to roofspace.

### Bedroom 1

11'2" x 10'8"

Wood laminate floor, rear view aspect.

### Bedroom 2

10'11" x 10'3"

Wood laminate floor, front view aspect.

### Bedroom 3

9'1" x 8'3"

Wood laminate floor, front view aspect. recessed spotlights.

### Bathroom

7'8" x 6'4"

Modern white suite comprising of a bath with glass screen and thermostatic shower above, pedestal wash hand basin with chrome mixer tap, low flush WC, fully tiled walls, recessed spotlights, extractor fan.

### Outside Front

Tarmac driveway with ample parking for multiple vehicles. Garden laid in lawn with mature beds and boundary brick wall. Side access gate leading to rear garden.

### Outside Rear

Fully enclosed rear garden laid in lawn with raised decking area and paved patio. Border planting and boundary fencing. Outside water tap and light.

### Directions

From Newtownards Road Roundabout take the turn off for Newtownards Road leading towards Bangor City Centre, turn left onto Rosemary Park and continue straight. At the top of the road turn left onto Rosemary Avenue, property is located on the right hand side.

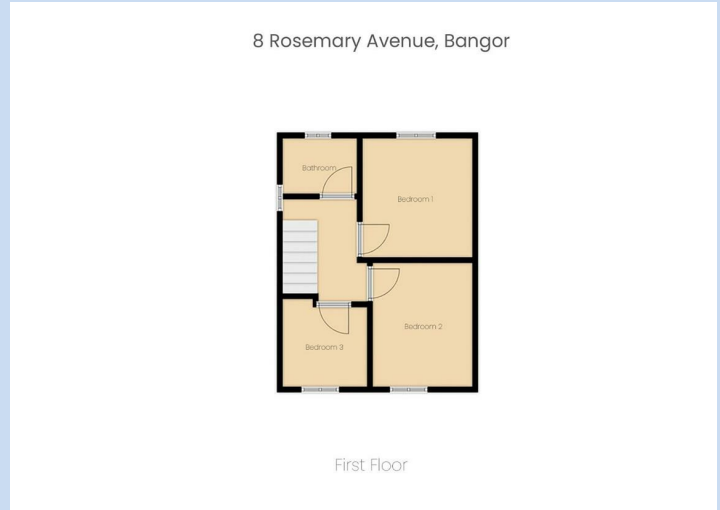
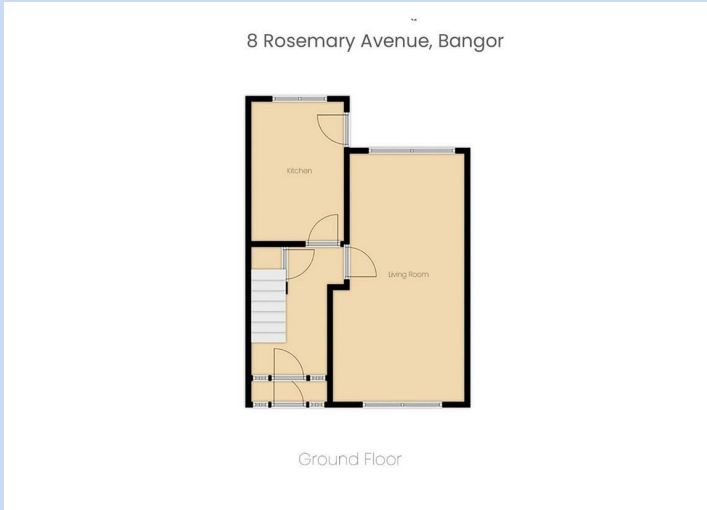
### REQUIRED INFO UNDER TRADING STANDARDS GUIDANCE

Tenure - Understood to be leasehold

Ground Rent - Understood to be £18 per annum

Current Rates - Understood to be approximately £959.39 per annum

# FLOOR PLANS



## Energy Efficiency Rating

The rating for this property is:

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			
(81-91) B			
(69-80) C		70	72
(55-68) D			
(39-54) E			
(21-38) F			
(1-20) G			
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!



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