



OFFERS AROUND

£130,000

6 Lineybrook Lane
Bangor
BT19 7ED



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Sales, Lettings and Property Management

Urban Chic: Two Bed Apartment with Prime Location and Modern Amenities in Lineybrook's Gatelodge Mews

Positioned directly opposite Bloomfield Shopping Centre and offering serene rear views over Valentine Playing Fields, this residence presents a rare opportunity for urban convenience and tranquillity.

Inside, discover two spacious bedrooms, including

a master ensuite for ultimate comfort. The bright lounge area provides the perfect space for relaxation, while the modern kitchen features a breakfast bar, American Style Fridge Freezer, and integrated microwave, catering to both practicality and style.

With a modern bathroom boasting a dual-ended bath and the added convenience of allocated parking, this property is truly a fantastic buy offering excellent value for money.

Enquire now to uncover more about the countless features and benefits of this remarkable apartment and elevate your urban living experience today.



PROPERTY FEATURES



THIS PROPERTY COMPRISES

Entrance Hall

17'5" x 3'3" & 118" x 4'10" (entrance area)
Hardwood front door, recessed spotlights, access to roofspace.

Living Room

14'10" x 12'8"
Recessed spotlights, front view aspect.

Kitchen

12'11" x 10'10"
Modern kitchen with excellent range of high and low level units, laminate worktops, stainless steel sink unit with mixer tap, undercounter oven, gas hob, stainless steel extractor fan, integrated microwave, plumbed for washing machine, space for freestanding fridge/freezer, breakfast bar, undercounter lighting, recessed spotlights, partly tiled walls, fully tiled floor.

Bedroom 1

11'10" x 11'5"
Wood laminate floor, storage cupboard, recessed spotlights, front view aspect.

Storage

3'5" x 3'2"

Ensuite

8'3" x 3'2"
White suite comprising of shower cubicle with folding glass panels, pedestal wash hand basin with mixer tap, low flush WC, fully tiled floor, extractor fan.

Bedroom 2

8'4" x 7'10"
Recessed spotlights, rear view aspect.

Bathroom

8'4" x 7'10"
White suite comprising of bath with mixer taps, pedestal wash hand basin with mixer tap, low flush WC, heated towel rail, fully tiled floor, recessed spotlights, extractor fan.

Outside

Allocated car parking space.

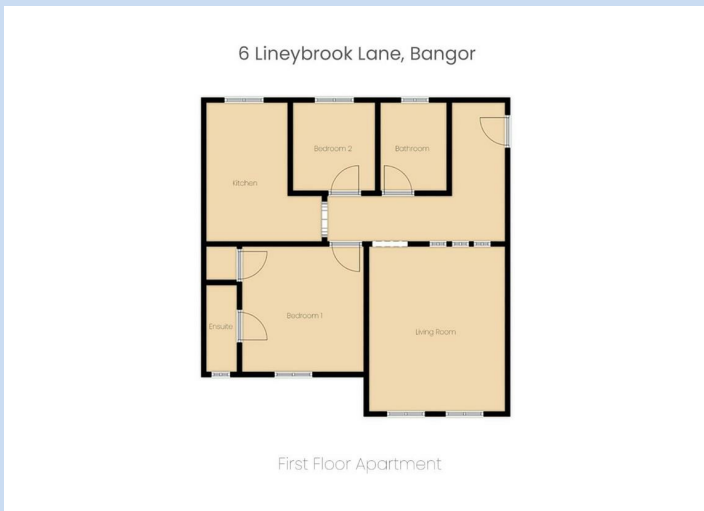
Directions

From Bloomfield Road roundabout, take turn off for South Circular Road (A2), take first turn left onto Lineybrook Court, follow road around to the left, then take first turn left onto Lineybrook Lane, apartment block is straight ahead.

REQUIRED INFO UNDER TRADING STANDARDS GUIDANCE

Tenure - Understood to be leasehold.
Yearly Service Charge - £1037.57 per annum.
Rates 24/25 - Understood to be approximately £822.33per annum

- First Floor Apartment
In Popular
Lineybrook
Development
- Bright And Spacious
Lounge
- Fitted Kitchen With
Excellent Range Of
Units And Built In
Appliances
- Two Bedrooms,
Master With Ensuite
- Modern White Suite
Bathroom
- Gas Fired Central
Heating
- uPVC Double Glazed
Windows
- Allocated Car Parking
Space
- Excellent EPC Rating



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		73	77
(55-68) D			
(39-54) E			
(21-38) F			
(1-20) G			
Not energy efficient - higher running costs			
Northern Ireland		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

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Bangor & Donaghadee:
Comber & Newtownards:

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

T. 028 9147 9393
T. 028 9140 4100

info@pinkertonsni.com

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