



OFFERS AROUND

**£170,000**

6 Hampton Park  
Bangor  
BT19 7GL



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**PINKERTONS**

Sales, Lettings and Property Management

# Charming and Modern Three Bedroom Starter Home with Detached Garage in Bangor

Discover the perfect blend of comfort and style in this charming three-bedroom semi-detached home, complete with a detached garage. Located in a sought-after residential area of Bangor, this property is ideal for those starting their homeownership journey.

The bright living room offers a welcoming space to relax, while the modern kitchen is designed for both functionality and flair. Enjoy outdoor living with a delightful, decked area at the rear, perfect for entertaining or unwinding after a long day.

The home also features a contemporary bathroom,

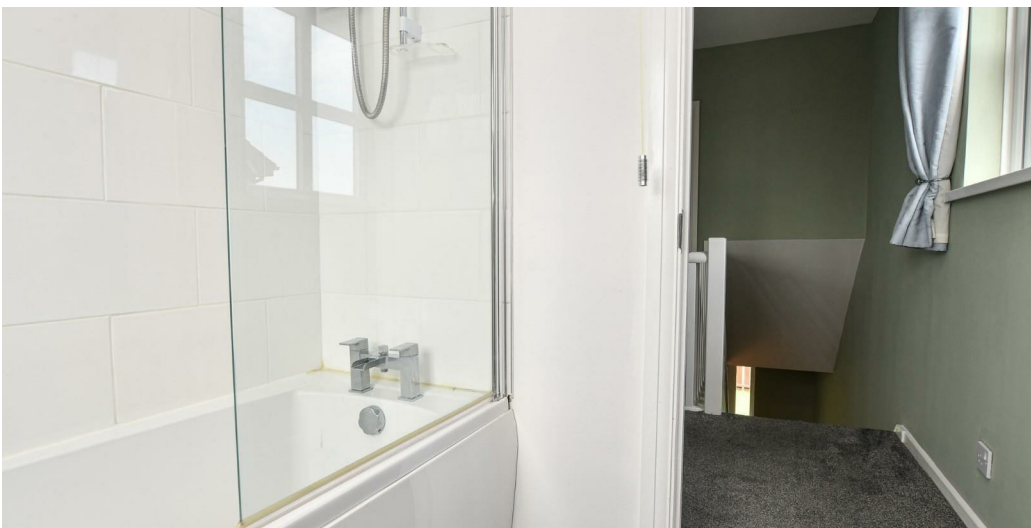
adding to its appeal. Whether you're a first-time buyer looking for a cosy starter home or simply seeking a comfortable and modern living space, this property is a must-see.

Enquire now to discover more about this fantastic opportunity!





# PROPERTY FEATURES



- Charming Three Bedroom Semi-Detached Home In A Sought-After Residential Area Of Bangor
- Bright Living Room Which Feature Electric Fireplace and Bay Window
- Modern Kitchen With French Doors Leading Into Rear Garden
- Three Spacious Bedrooms. Two With Integrated Storage
- Contemporary Bathroom With Bath And Shower Attachment
- Enclosed Garden With Wooden Decking
- Detached Garage
- Gated Front With Tarmac Drive Large Enough For Multiple Vehicles
- PVC Double Glazed & Oil Fired Central Heating
- Close To Local Bangor Amenities And Great Connection Routes To Belfast And Beyond



## THIS PROPERTY COMPRISES

### Ground Floor

#### Hallway

12'6" x 6'2"

Wood laminate floor, uPVC door with glass pane, carpeted stairs.

#### Living Room

16'7" x 10'4"

Spacious living room comprising of large bay window, feature electric fire, cornicing, recessed spotlights, wood laminate flooring,

#### Kitchen

16'11" x 11'4"

Range of low and high units, freestanding electric oven and hob with extractor fan, 1 1/2 bowl sink unit with drainer and mixer tap, plumbed for washing machine, uPVC french doors leading into garden, half tiled wall, wood laminate floor.

#### Storage

6'2" x 2'8"

### First Floor

#### Landing

9'1" x 6'6"

Carpeted, access to roof space.

#### Bedroom 1

12'5" x 10'1"

Carpeted floor, integrated storage, rear view aspect.

#### Bedroom 2

11'8" x 10'1"

Carpeted, front view aspect.

#### Bedroom 3

8'6" x 7'2"

Carpeted, front view aspect, integrated storage.

#### Bathroom

6'6" x 6'1"

Modern white suite with , vanity unit with chrome mixer tap, bath with shower attachment, low flush WC, partly tiled walls, vinyl floor, extractor fan.

#### Storage 1

3'8" x 3'5"

#### Storage 2

2'5" x 2'1"

#### Garage

18'1" x 10'3"

Roller door, power and light, oil boiler.

#### Outside Front

Fenced front garden with artificial grass, tarmac driveway with ample parking for a number of cars, access to garage, outside lighting.

#### Outside Rear

Enclosed garden with raised wooden patio, artificial grass, stone paving, access to garage, outside light, outside water tap.

### Directions

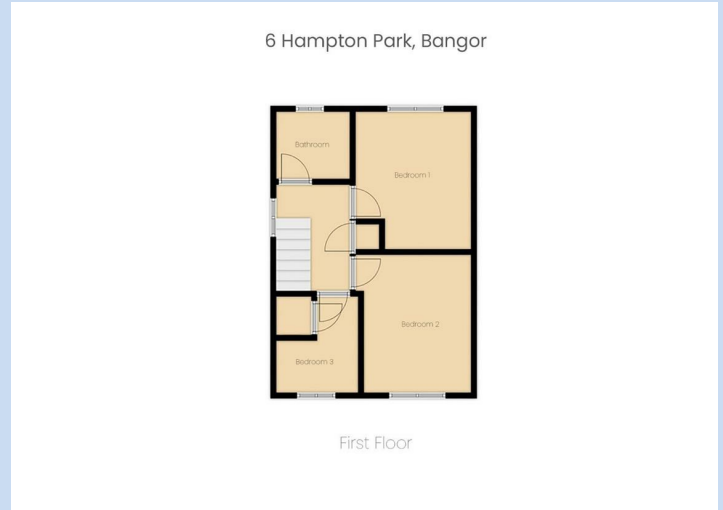
At Rathgael Road roundabout, take turn off for Balloo Road. Turn right onto Primacy Road, then left onto Hampton Park, house is on the right hand side.

### REQUIRED INFO UNDER TRADING STANDARDS GUIDANCE

Tenure - Understood to be Leasehold

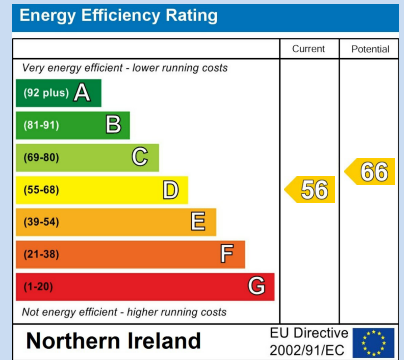
Current Rates - Understood to be approximately £1,050.76.

# FLOOR PLANS



## Energy Efficiency Rating

The rating for this property is:



\* 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.

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