



1 Ballyree Walk, Bangor, County Down, BT19 7RW

**Asking Price: £80,000**

 **Reeds Rains**

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EPC Rating: TBC

### Description

Situated just a few minutes walk from Bloomfield Shopping Centre and within close proximity to excellent schooling at both primary and secondary level this mid terrace is sold chain free.

The property which is fully double glazed also boasts oil fired heating and a white Bathroom suite along with 3 bedrooms, a spacious lounge and fitted kitchen. Externally there are enclosed gardens in patio to the rear. Priced to allow for sympathetic updating we highly recommend immediate viewing of this impressive home.

### Entrance Hall

uPVC double glazed front door, laminate wooden floor.

### Lounge

16'3" x 11'7" (4.95m x 3.53m)  
Laminate wooden floor.

### Kitchen / Dining

19'6" x 9'4" (5.94m x 2.84m)  
Single drainer 1.5 stainless steel sink unit, excellent range of high and low level units with laminated work surfaces, plumbed for washing machine, under stairs storage, uPVC double glazed door to rear garden.

### First Floor Landing

Access to roof space, hot press.

### Bedroom 1

10'7" x 9'9" (3.23m x 2.97m)  
Laminate wooden floor, built in robe.

### Bedroom 2

11'8" x 8'7" (3.56m x 2.62m)  
Laminate wooden floor, built in robe.

### Bedroom 3

9'5" x 7'5" (2.87m x 2.26m)  
Laminate wooden floor, built in robe.

### Bathroom

White suite comprising: Panelled bath, pedestal wash hand basin, low flush WC, ceramic tiled floor.

### Outside

Front garden in lawns.  
Enclosed patio garden to rear with garden shed. Boiler house with oil boiler, PVC Oil tank.

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All Measurements  
All Measurements are Approximate.

Laser Tape Clause  
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Floorplan Clause  
Measurements are approximate. Not to Scale. For illustrative purposes only.

For full EPC please contact the branch.