



74 Church Street  
 Bangor, BT20 3HY

Offers in the region of  
 £125,000



Energy Efficiency Rating	Environmental Impact (CO2) Rating
 A B C D E F G	 A B C D E F G
Northern Ireland	Northern Ireland



# 74 Church Street

, Bangor, BT20 3HY

Offers in the region of £125,000



Detached property conveniently located in close proximity to Bangor City centre, local amenities and transport links to Belfast. The property comprises of two reception rooms, kitchen with range of units, bathroom with white suite and two bedrooms.

Externally this property has an extensive mature garden to the rear of the property and off street parking with a driveway leading to a garage of wooden construction.

The property benefits from double glazing and gas heating.

This property is priced to allow for refurbishment and may appeal to investors.

Contact our Bangor office promptly to arrange your viewing.

## Entrance Porch

PVC entrance door, laminate wooden flooring, hard wood glazed door to..

## Entrance Hall

## Lounge 11'10" into bay x 9'9" (3.62 into bay x 2.98)

Carved wood surround fireplace with tiled inset and hearth, wooden flooring.

## Dining Room 10'4" x 10'2" (3.17 x 3.10)

Carved wood surround fireplace with tiled inset and hearth, under stairs storage, laminate wooden flooring.

## Kitchen 8'0" x 6'8" (2.46 x 2.04)

High and low level units, one and a half bowl stainless steel sink unit with mixer tap, space for fridge freezer.

## Utility Porch

Tiled floor, plumbed for washing machine.

## Landing

Access to roof space.

## Bathroom 6'11" x 6'9" (2.12 x 2.08)

Low flush WC, pedestal wash hand basin, corner shower cubicle with electric shower unit, Upvc wall paneling, hot press housing gas boiler.

## Bedroom One 9'10" x 13'3" (3.01 x 4.05)

## Bedroom Two 10'4" x 7'10" (3.17 x 2.41)

## External

Extensive garden to rear with mature plants and shrubs.

Driveway offering off street parking leading to a garage of wooden construction.

These particulars, whilst believed to be accurate are set out as a general outline only for guidance and do not constitute any part of an offer or contract. Intending purchasers should not rely on them as statements of representation of fact, but must satisfy themselves by inspection or otherwise as to their accuracy. No person in this firms employment has the authority to make or give any representation or warranty in respect of the property.





## Road Map



## Hybrid Map



## Terrain Map



## Floor Plan

### VIEWING STRICTLY BY APPOINTMENT WITH OUR OFFICE

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