



OFFERS AROUND

£140,000

46 Birch Drive

Bangor

BT19 1RY



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Cosy Three-Bedroom Semi-Detached Home Providing Practical Family Living with Convenient Features

This three bedroom semi detached home offers a practical and functional living space, ideal for families or investors. The property includes a driveway leading to a detached garage, providing convenient parking and additional storage. Both the front and rear gardens offer outdoor space for relaxation and activities.

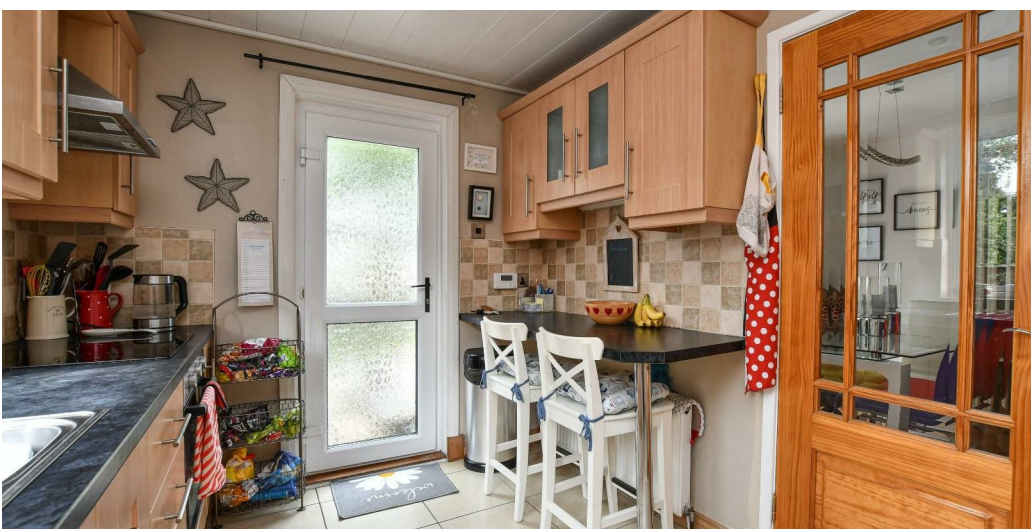
Inside, the open plan living and dining area creates a versatile space for everyday living. The kitchen, featuring a breakfast bar, adds convenience for quick meals and casual dining. Upstairs, the bathroom is equipped with a shower over the bath, catering to daily needs. With oil fired central heating and double glazed windows, this home

ensures a comfortable living environment throughout the seasons.

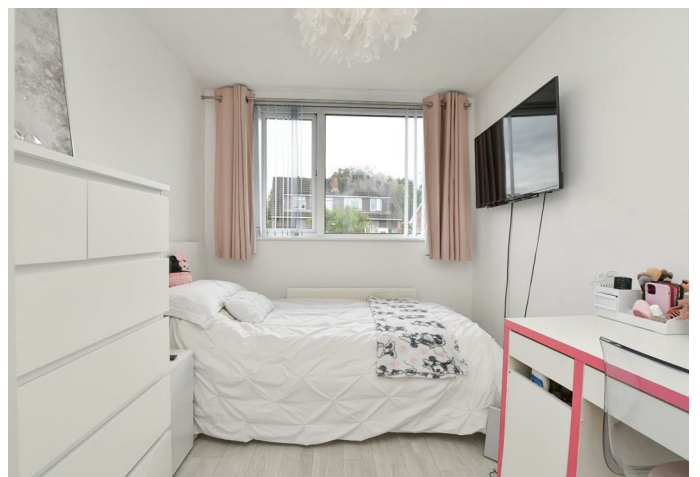
Whether you are looking for a new family home or an investment opportunity, this property offers practical features in a convenient location.



PROPERTY FEATURES



- Three Bedroom Semi-Detached Home
- Open Plan Living/Dining Room With French Patio Doors Leading to Rear Garden
- Kitchen With A Range Of Integrated Appliances And Breakfast Bar
- Family Bathroom With Bath And Electric Shower Above
- Great Family Home Or Investment Opportunity
- Enclosed Rear Garden With Raised Patio Area
- Oil Fired Central Heating & uPVC Double Glazed Windows
- Detached Garage
- Close To Bangor City Centre & Local Amenities
- Great Transport Routes To Belfast & Beyond









THIS PROPERTY COMPRISES

Ground Floor

12'1" x 6'0"

Hallway

12'1" x 6'0"

uPVC front door, wood laminate floor, storage cupboard under stairs.

Storage

5'7" x 2'10"

Living/Dining Room

12'4" x 11'9"

Feature open fireplace with wooden surround and tiled hearth, wood floor, coving, French patio doors leading out to rear garden.

Kitchen

12'1" x 8'0"

Range of high and low level units, laminate worktops, stainless steel 1 1/2 bowl sink unit with drainer and mixer tap, electric oven and hob, stainless steel extractor fan, space for fridge freezer, plumbed for washing machine, breakfast bar, tiled floor, recessed spotlights, uPVC door leading to rear garden.

First Floor

Landing

13'10" x 2'10"

Carpeted, access to storage.

Bedroom 1

11'11" x 9'2"

Wood floor, rear view aspect.

Bedroom 2

11'3" x 7'9"

Wood floor, front view aspect.

Bedroom 3

11'3" x 6'9"

Wood floor, front view aspect.

Storage

4'1" x 3'6"

Bathroom

9'2" x 6'1"

White suite comprising of panelled bath with electric shower above, pedestal wash hand basin with chrome taps, low flush WC, extractor fan, partly tiled walls, wooden floor.

Storage

3'3" x 2'3"

Garage

17'5" x 10'9"

Up and over door, power and light.

Outer Front

Enclosed lawn with boundary planting, driveway, outdoor lighting, access to garage.

Outer Rear

Fully enclosed garden laid in lawn with raised patio area, access door to garage, outdoor lighting and water tap.

Directions

Just off the Rathgael Road.

REQUIRED INFO UNDER TRADING STANDARDS GUIDANCE

Tenure - Understood to be leasehold.

Rates - Understood to be £868.02 per annum.

FLOOR PLANS



Ground Floor

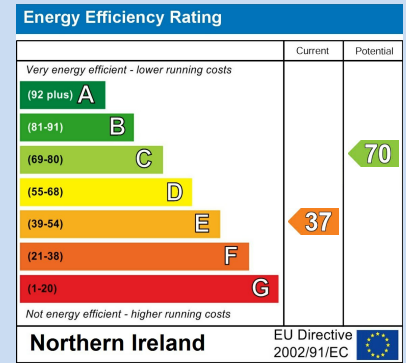


First Floor



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?

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