



13 Beatrice Avenue, Bangor,  
County Down, BT20 5DQ

Asking Price: £92,500

 Reeds Rains

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EPC Rating: 49 E

### Description

This excellent mid terrace property located off High Street, Bangor, although requires modernisation, offers huge potential and has been priced accordingly. Conveniently located in Bangor City Centre, there are many amenities on your door step including shops, cafes and restaurants. Ideal for the first time buyer and investor alike, we have no hesitation in recommending immediate viewing.

### Entrance Porch

uPVC double glazed front door, wood block flooring, glazed door to hall.

### Entrance Hall

### Through Lounge

18'5" x 8'11" (5.61m x 2.72m)

Laminate wooden floor, feature wooden fireplace with tiled hearth, cornice ceiling, hot press with storage above.

### Kitchen

12'4" x 6'8" (3.76m x 2.03m)

Single drainer stainless steel sink unit, excellent range of high and low level units with laminated work surfaces, space for cooker, extractor fan and canopy, plumbed for washing machine, part tiled wall, under stairs storage, hardwood door to rear yard.

### First Floor

#### Bedroom 1

12'9" x 8'1" (3.89m x 2.46m)

Laminate wooden floor.

#### Bedroom 2

9'9" x 8'4" (2.97m x 2.54m)

Laminate wooden floor, double built in robe.

### Shower Room

White suite comprising: fully tiled built in shower cubicle with Mira shower unit, low flush WC, pedestal wash hand basin, fully tiled walls, extractor fan.

### Outside

Enclosed yard to rear housing oil boiler and PVC tank.

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All Measurements  
All Measurements are Approximate.

Laser Tape Clause  
All measurements have been taken using a laser tape measure and therefore, may be subject to a small margin of error.

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

For full EPC please contact the branch.