

RODGERS & BROWNE



54 Blackwood Crescent
Bridge Road, Helen's Bay BT19 1TJ

offers over £399,950



The Agent's Perspective...

"Located just off Bridge Road, Blackwood Crescent is situated within easy reach of the 'Square', train station and golf course.

This is an attractive red brick, detached home which is set off by a mature, sunny and enclosed rear garden.

The house is comfortable, bright and well presented with many attractive features including kitchen with space to dining and a cosy gas fired Aga range at its heart. There are double French doors from there to the patio and rear garden for dining 'Al Fresco' or enjoying that rare summer barbecue.

The Drawing Room is a quiet oasis as a place to relax and leads into a large double glazed conservatory. There are three bedrooms upstairs,



and the house also features cloakroom, bathroom and ensuite shower room.

Make an appointment to view today. You won't be disappointed"

76 High Street, Holywood, BT18 9AE

T 028 9042 1414

EXPERIENCE | EXPERTISE | RESULTS

The facts you need to know...

Attractive, three bedroom, red brick detached home

Very popular and convenient location

Cloakroom, bathroom, ensuite

uPVC double glazed conservatory

Gas fired central heating and Aga Range

Attached garage and parking for several cars

Mature, enclosed rear garden

Bright well presented interior

Shaker style kitchen with space for dining table and chairs

Much sought after location in Helen's Bay

Walking distance of train station, golf course and seashore



Comfortable Drawing Room



Fitted kitchen with Aga range



En suite

The property comprises...

GROUND FLOOR

Painted, panelled front door.

ENTRANCE HALL: Tiled floor.

CLOAKROOM: Low flush wc, pedestal wash hand basin, tiled floor, recessed lighting, storage under stairs.

DRAWING ROOM: 22' 0" x 10' 0" (into bay window) (6.71m x 3.05m) Adam style fireplace cast iron inset gas fire, painted surround, oak effect flooring, double glazed doors to:

UPVC DOUBLE GLAZED CONSERVATORY: 14' 6" x 13' 3" (4.42m x 4.04m) Maple flooring, light and power, double French doors to patio and garden.

KITCHEN: 19' 3" x 9' 10" (5.87m x 3m) Extensive range of shaker style high and low level cupboards, glass display cupboards, polished black granite worktops, inset Belfast sink with mixer tap, tiled floor, recessed lighting, part tiled walls, space for breakfast table and chairs, gas fired cream Aga range, four ring ceramic hob, stainless steel cooker canopy, oak double French doors to patio and garden.

Staircase with painted spindles and oak handrail to:

FIRST FLOOR

BEDROOM (1): 13' 9" x 10' 0" (4.19m x 3.05m) Access to roofspace.

ENSUITE SHOWER ROOM: 9' 10" x 5' 0" (3m x 1.52m) Fully tiled corner shower cubicle, Mira 'Vie' instant heat shower, low flush wc, vanity unit wash hand basin with mixer tap, tiled floor, recessed lighting, extractor fan, chrome heated towel radiator.

BEDROOM (2): 12' 0" x 8' 9" (3.66m x 2.67m)

BEDROOM (3): 9' 0" x 7' 0" (2.74m x 2.13m)

BATHROOM: 8' 6" x 0" (2.59m x 0m) White suite comprising corner bath with mixer tap and telephone hand shower, thermostatically controlled shower over, tiled walls, tiled floor, vanity unit wash hand basin, low flush wc, recessed lighting, louvre doors to shelved linen cupboard. Wooden ladder to roofspace. Double glazed Velux window.

OUTSIDE

Extensive pebbled parking/turning space to front.

ATTACHED GARAGE 18' 6" x 9' 10" (5.64m x 3m) Roller door. Light and power. Worcester gas fired central heating boiler.

Mature gardens to front in lawns, flowerbeds and enclosed to rear in lawns, flowerbeds, shrubs, fencing and hedges, large stone flagged patio barbecue area.

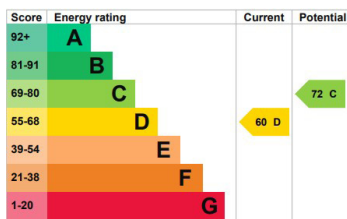
Additional information

In accordance with the European Performance of Buildings Directive, all property being marketed For Sale or To Rent must have an Energy Performance Certificate (EPC). The rating establishes the efficiency of a property and what steps could be undertaken to improve its performance in an effort to reduce energy consumption and associated carbon dioxide emissions. There is no 'pass' or 'fail' level.

An EPC currently has a 'life' of 10 years and becomes part of the documents associated with that property. It can be transferred on completion of sale to the new owner(s) and would normally only be superseded by a new assessment after energy saving improvements have been carried out.

A copy of the EPC and Recommendation Report must be available to any interested party. The full Report can be viewed via our web site rodgersandbrowne.co.uk.

ENERGY EFFICIENCY RATING (EPC)



FINANCIAL ADVICE

Make sure you obtain Independent Financial advice when considering purchasing any property. **RODGERS & BROWNE** can arrange a consultation with an IFA who will provide you with a range of mortgage products available to suit your specific needs and circumstances. This can only be done with an IFA who has access to 'whole of market' products. Just ask any of the **RODGERS & BROWNE** team and we will arrange an appointment for you in our office or at your home.

TENURE

TBC

RATES

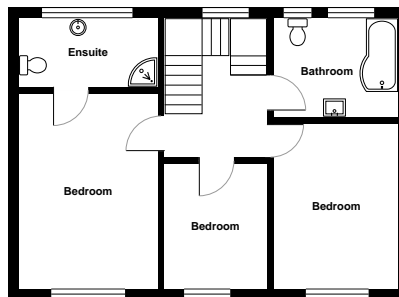
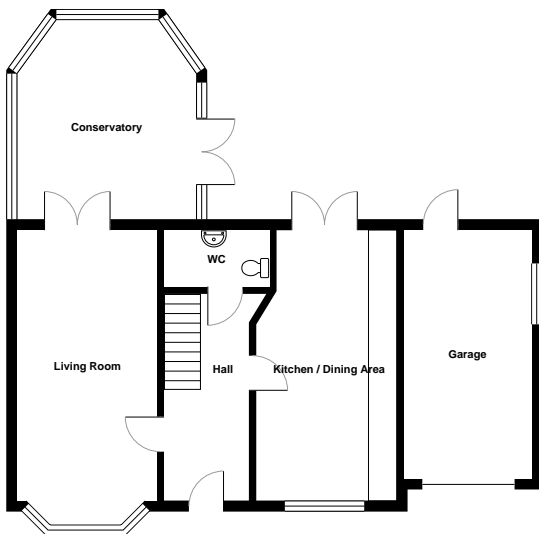
The Regional rate pays for such services as: education, housing, health, roads, emergency services water and sewerage. The District rate funds services such as: building control, tourism, leisure facilities, community centres, environmental health, arts, events and recreation. More information about rates and what it pays for can be obtained by contacting the local council.

The assessment for the year 2024 /2025 is c. £ XX

LOCATION: Blackwood Crescent is a 'horse-shoe' running off and back on to, Bridge Road opposite Railway Cottages.

VIEWING

By appointment with **RODGERS & BROWNE**.



Total Area: 129.8 m² ... 1397 ft²

All measurements are approximate and for display purposes only



Sales
Lettings
Property Management

EXPERIENCE | EXPERTISE | RESULTS

76 High Street,
Holywood, BT18 9AE
T (028) 9042 1414
F (028) 9042 1400

info@rodgersandbrowne.co.uk

rodgersandbrowne.co.uk



Disclaimer

These particulars do not constitute any part of an offer or Contract. None of the statements contained in these details are to be relied on as statements or representations of fact and intending purchasers must satisfy themselves by inspection or otherwise as to the correctness of each of the statements contained herein. None of the appliances in this property have been tested and no warranty is given regarding their useful life. Neither the Vendor nor **RODGERS & BROWNE** (or its employees) makes, gives or implies any representations or warranty whatever in relation to this property. All dimensions are approximate. Floor plans are not to scale, are for identification purposes only and must not be used for ordering / purchasing floor coverings.