



OFFERS AROUND

£250,000

64 Central Avenue
Bangor
BT20 3AU



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PINKERTONS

Sales, Lettings and Property Management

Victorian Elegance in the Heart of Bangor. Timeless Charm Meets Modern Comfort in This Immaculate Former Rectory.

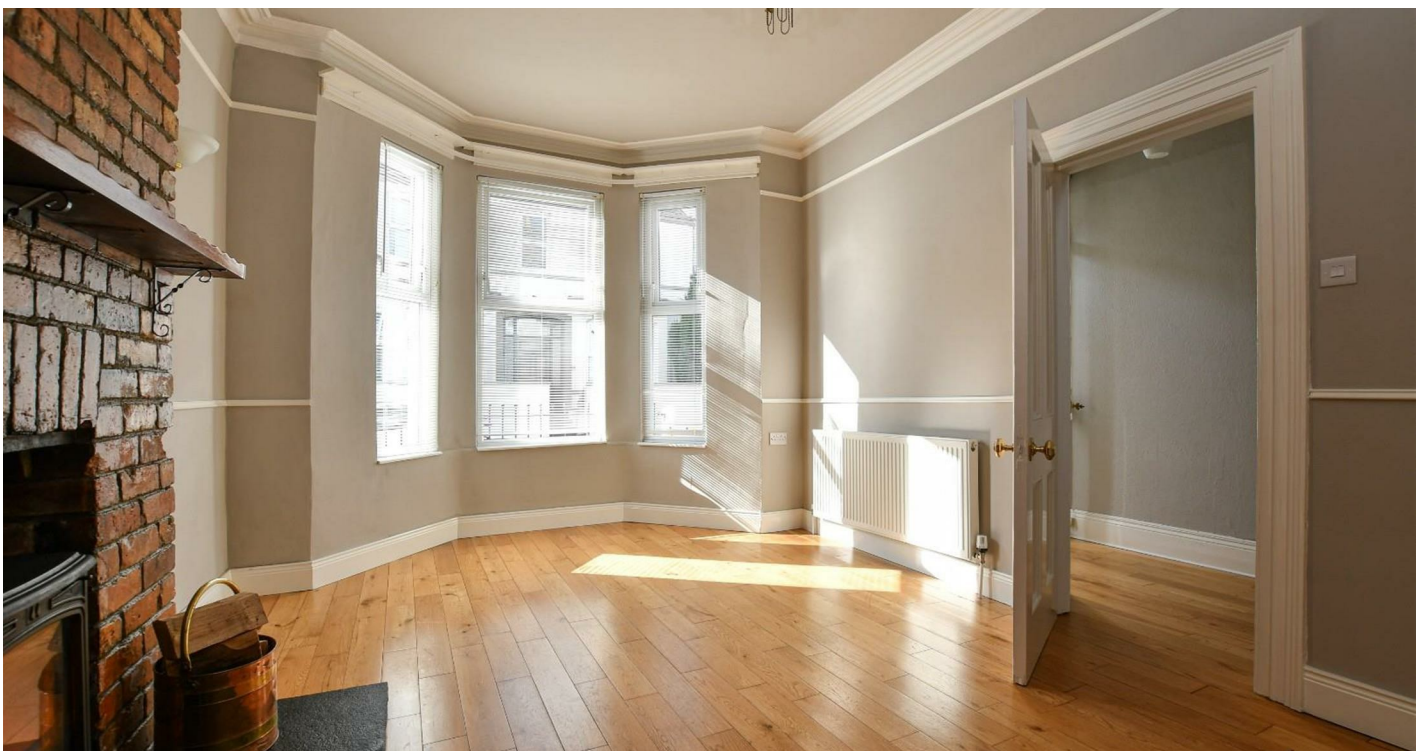
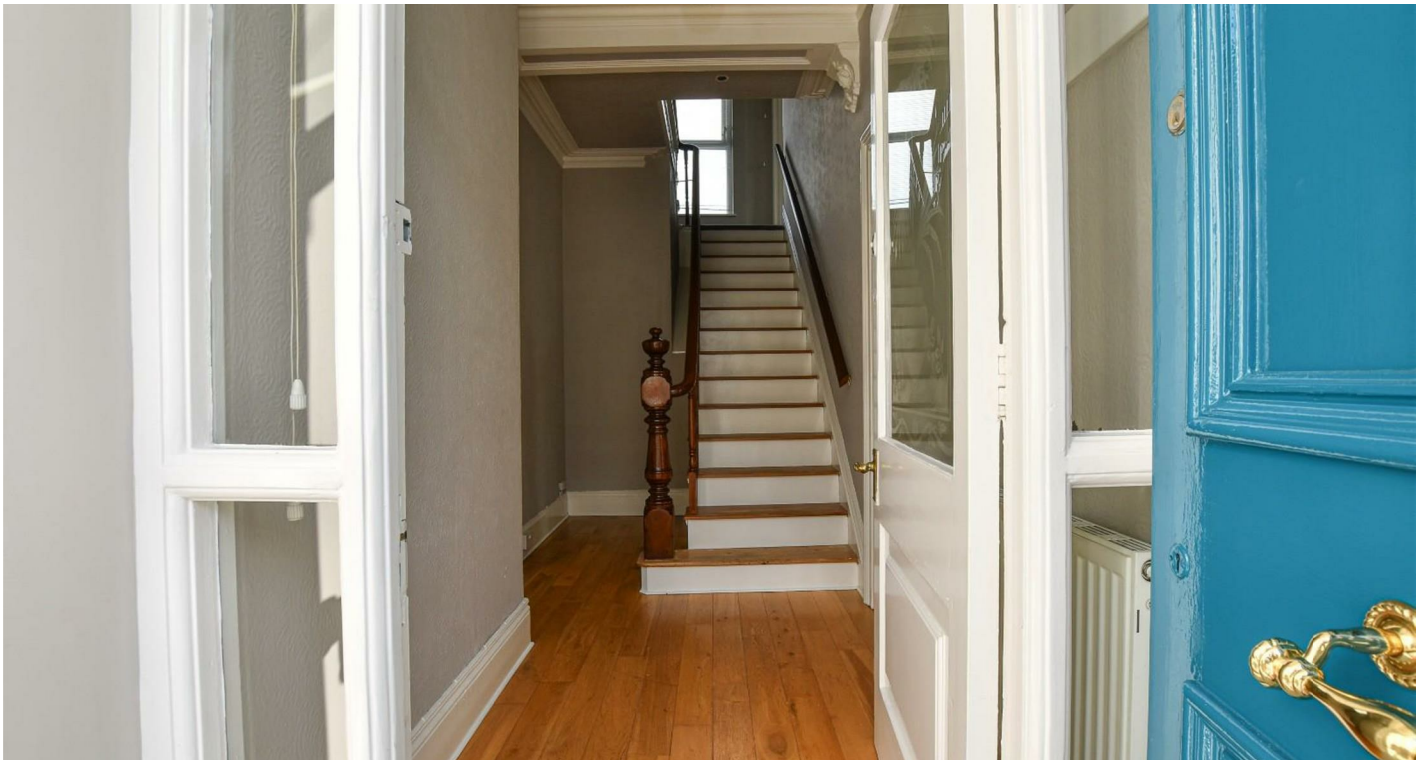
Nestled in the heart of the city, this immaculately presented Victorian gem beckons with its rich history and timeless charm. Once the cherished rectory of the local parish, this three bedroom home radiates warmth and grace. It is also notably the only house in Central Avenue to warrant inclusion in the Ulster Architectural Heritage Society's survey of Bangor (1984). The freshly painted interiors breathe new life into the original features that whisper of a bygone era, while solid wood floors

and high ceilings imbue every step with elegance.

Three spacious receptions offer versatile living, perfectly complemented by a well appointed kitchen that promises culinary inspiration. Beyond the walls, a delightful terraced courtyard garden awaits - a private south facing haven for tranquil moments. The garden room, together with separate large combined utility room and workshop provide practical space for

hobbies or crafts.

This home has been lovingly maintained, blending historic charm with modern comforts. A property steeped in character, yet ready for its next chapter - yours. Book your viewing today and feel the allure for yourself.



PROPERTY FEATURES



- Charming Three Bedroom End Townhouse Built Circa 1910
- Three Spacious Reception Rooms With Original Period Features
- Bright And Airy Kitchen With Range of Integrated Appliances
- Three Spacious Bedrooms On First Floor With Original Period Features
- Generous Sized Family Bathroom
- Large Utility And Combined Workshop Room
- Delightful Fully Enclosed Rear Courtyard Garden Accentuated By Reclaimed Bangor Brick Paving And Well Stocked Mature Raised Borders
- Oil Fired Central Heating And uPVC Double Glazed Windows
- Sympathetically Restored And Modernised Throughout
- Situated In Convenient City Centre Location Close To Local Amenities And Short Stroll To Seafont









THIS PROPERTY COMPRISES

Porch

3'3" x 4'11"

Double glazed hardwood frame and door, decorative tiled floor, corning.

Hallway

13'3" x 6'3"

Hardwood door with original Victorian decorative glass panel, solid Oak floor, corning,

Living Room

17'6" x 11'4"

Feature reclaimed brick fireplace with wood burning stove and slate hearth, solid Oak floor, corning, front view aspect.

Family Room

11'2" x 11'4"

Newly carpeted, corning, front view aspect, corning.

Dining Room

10'5" x 9'9"

Feature fireplace with cast iron inset, solid Oak surround and tiled hearth, solid Oak floor, French uPVC door leading to garden room.

Kitchen

18'8" x 7'10"

Excellent range of high and low level units, wood laminate worktops, 2 1/2 bowl stainless steel sink unit with mixer tap,

undercounter oven and undercounter combination oven, microwave and grill, six ring hob with stainless steel splashback and extractor fan above, undercounter built in fridge and freezer, dishwasher, tiled floor, uPVC door leading to utility room.

Garden Room

11'7" x 8'11"

uPVC French doors leading to rear courtyard garden, tiled floor, fully insulated walls, eco-friendly bio fuel fire, door access to utility room.

Utility

16'1" x 12'0"

Large utility combine with workshop, plumbed for washing machine and space for dryer.

Landing

23'5" x 6'4"

Bedroom 1

14'6" x 11'4"

Newly carpeted, corning, front view aspect.

Bedroom 2

11'2" x 11'11"

Newly carpeted, corning, front view aspect.

Bedroom 3

9'9" x 10'5"

Newly carpeted, corning, rear view aspect.

Bathroom

11'1" x 7'10"

Suite comprising of corner bath with telephone handle shower head above with mixer tap, pedestal wash hand basin, low flush WC, tile effect cushioned floor, access to roofspace.

Outside Front

Boundary wall with feature wrought iron railing, side access gate.

Outside Rear

Fully enclosed courtyard with feature reclaim Bangor brick paving and raised flowerbeds with selection of border planting,

REQUIRED INFO UNDER TRADING STANDARDS GUIDANCE

Tenure - Understood to be leasehold

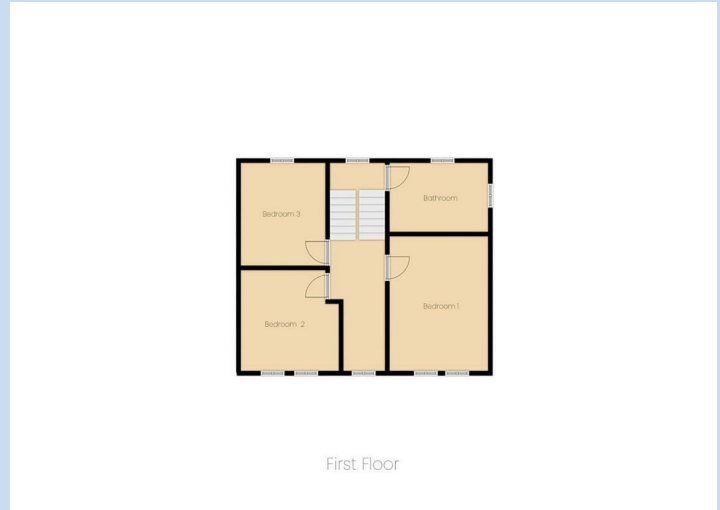
Ground Rent - Understood to be approximately £10 per year

Rates - Understood to be approximately per £1142 annum

Directions

From Main Street Turn Left Up Central Avenue, The Property Is On Your Left

FLOOR PLANS



Energy Efficiency Rating

The rating for this property is:

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			
(81-91) B			
(69-80) C			
(55-68) D		62	65
(39-54) E			
(21-38) F			
(1-20) G			
Not energy efficient - higher running costs			
Northern Ireland		EU Directive 2002/91/EC	

* 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?

If you do speak to our team who will be happy to recommend an independent mortgage broker to help you get the mortgage you need for the house you want.

LETTINGS & PROPERTY MANAGEMENT

We have the UK's Best Property Management team and Northern Ireland's Best Lettings Department. If you need to let or rent a property you should speak with them first!



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