



OFFERS AROUND

**£160,000**

26 Rosemary Park  
Bangor  
BT20 3EX



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Sales, Lettings and Property Management

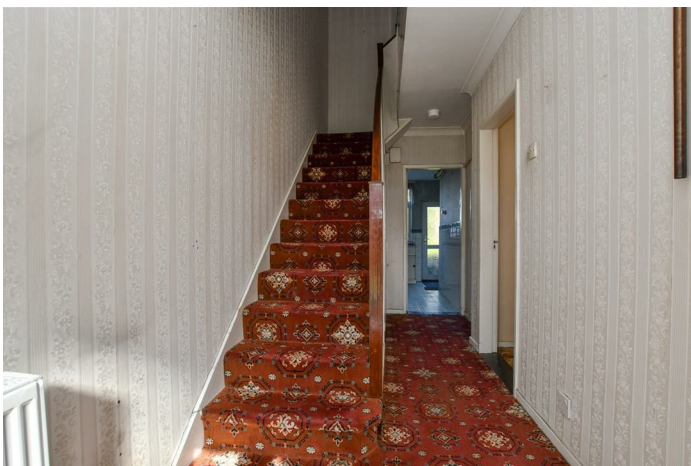


# A Canvas of Possibility Awaits in this Semi Detached Home with Endless Potential Near the Heart of Town.

Nestled just off the bustling Newtownards Road, this three bedroom semi-detached home whispers of a forgotten past, ready to be revived by the hands of a visionary. Though time has softened its features, the bones of this home remain strong, offering a rare opportunity to craft something truly

special. Step inside and imagine the transformation - a place where tired rooms can become vibrant spaces full of life and light. With two reception rooms for gatherings, a rear garden for quiet reflection, and a garage for your creative pursuits, the canvas is yours to

shape. Priced to reflect the work needed, this home invites those with imagination and ambition to breathe new life into its walls. Don't just dream - come and see the potential that awaits. A new chapter is ready to begin.









# PROPERTY FEATURES



- Three Bed Semi Detached In Sought After Location
- In Need Of Modernisation
- Two Reception Rooms
- Private And Fully Enclosed Rear Garden Laid In Lawn
- Detached Garage
- Oil Fired Central Heating
- Located Just Off Newtownards Road
- Within Walking Distance Of Bangor City Centre
- Chain Free Property



## THIS PROPERTY COMPRISES

### **Porch**

3'2" x 5'8"

### **Hallway**

14'7" x 5'8"

### **Storage**

2'9" x 4'1"

### **Living Room**

14'8" x 10'7"

### **Dining Room**

15'8" x 9'11"

### **Kitchen**

8'8" x 11'11"

### **Landing**

13'7" x 6'7"

### **Bedroom 1**

15'11" x 9'12"

### **Storage**

1'9" x 3'5"

### **Bedroom 2**

9'11" x 9'10"

### **Bedroom 3**

6'7" x 9'11"

### **Bathroom**

5'8" x 5'

### **Toilet**

2'10" x 5'

### **Garage**

21' x 12'

### **Outside Front**

Driveway To Front

### **Outside Rear**

Garden To Rear

### **REQUIRED INFO UNDER TRADING STANDARDS GUIDANCE**

Tenure - Understood to be  
leasehold

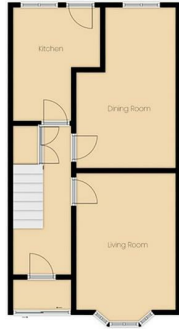
Rates - Understood to be  
approximately £1005.07 per  
annum

### **Directions**

Off The Newtownards Road  
Onto Rosemary Park



## FLOOR PLANS



Ground Floor



First Floor

### 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			64
(39-54) E	41		
(21-38) F			
(1-20) G			
Not energy efficient - higher running costs			
<b>Northern Ireland</b>		EU Directive 2002/91/EC	

\* For your information: The UK average rating is 'E50'.



### DO YOU NEED TO SELL?

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### WILL YOU NEED A MORTGAGE?

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