



OFFERS AROUND

£135,000

26 Rosemary Park
Bangor
BT20 3EX



pinkertonsni.com

PINKERTONS

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

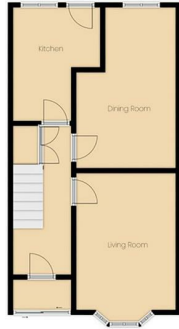
Tenure - Understood to be
leasehold

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			
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!



Bangor & Donaghadee:
Comber & Newtownards:

125 Main Street, Bangor BT20 4AE
7a The Square, Comber BT23 5DX

T. 028 9147 9393
T. 028 9140 4100

info@pinkertonsni.com

PINKERTONS



The above particulars do not constitute any part of an offer or contract. None of the statements contained in this brochure are to be relied on as statements or representations of fact, and any intending purchaser must satisfy himself by inspection or otherwise as to the correctness of these particulars. Neither the vendor, Pinkertons, nor any person employed by Pinkertons has any authority to make, or give any representation or warranty whatsoever in relation to this property. All dimensions are approximate.