



# 56 CHURCH STREET

Bangor, BT20 3HY

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*Offers around* **£65,000**



SEMI-DETACHED | 3  | 2  | 1 

In need of extensive refurbishment this two bedroom mid terrace property also holds approved planning permission for a two storey extension to the rear (reference LA06/2022/0032/F).

## KEY FEATURES

- Mid Terrace Requiring Complete Refurbishment
- Huge Potential within Popular Area of Bangor City
- Living/Dining Room
- Downstairs Bathroom
- Kitchen
- Two Bedrooms
- Oil Fired Central Heating
- Planning Permission for Double Storey Extension (reference LA06/2022/0032/F)
- Rear Garden in Lawns with Excellent Degree of Privacy and Southerly Aspect, Provides Ample Room to Extend
- In Close Proximity to Many Amenities Including Shops, Clondeboye Retail Park and Schools
- Easily Accessible to Bangor Town Centre, Belfast and Newtownards
- Ultrafast Broadband Available



# ROOM DETAILS

## Ground Floor

- Entrance
- Lounge/Dining  
18'2" x 12'5"
- Kitchen  
14'0" x 7'9"
- Bathroom  
14'0" x 4'8"

## First Floor

- Landing
- Bedroom One  
11'3" x 9'4"
- Bedroom Two  
12'5" x 6'11"

## Outside

- Extensive Garden To Rear
- Oil Fired Boiler



To View Floor Plans  
scan QR code below

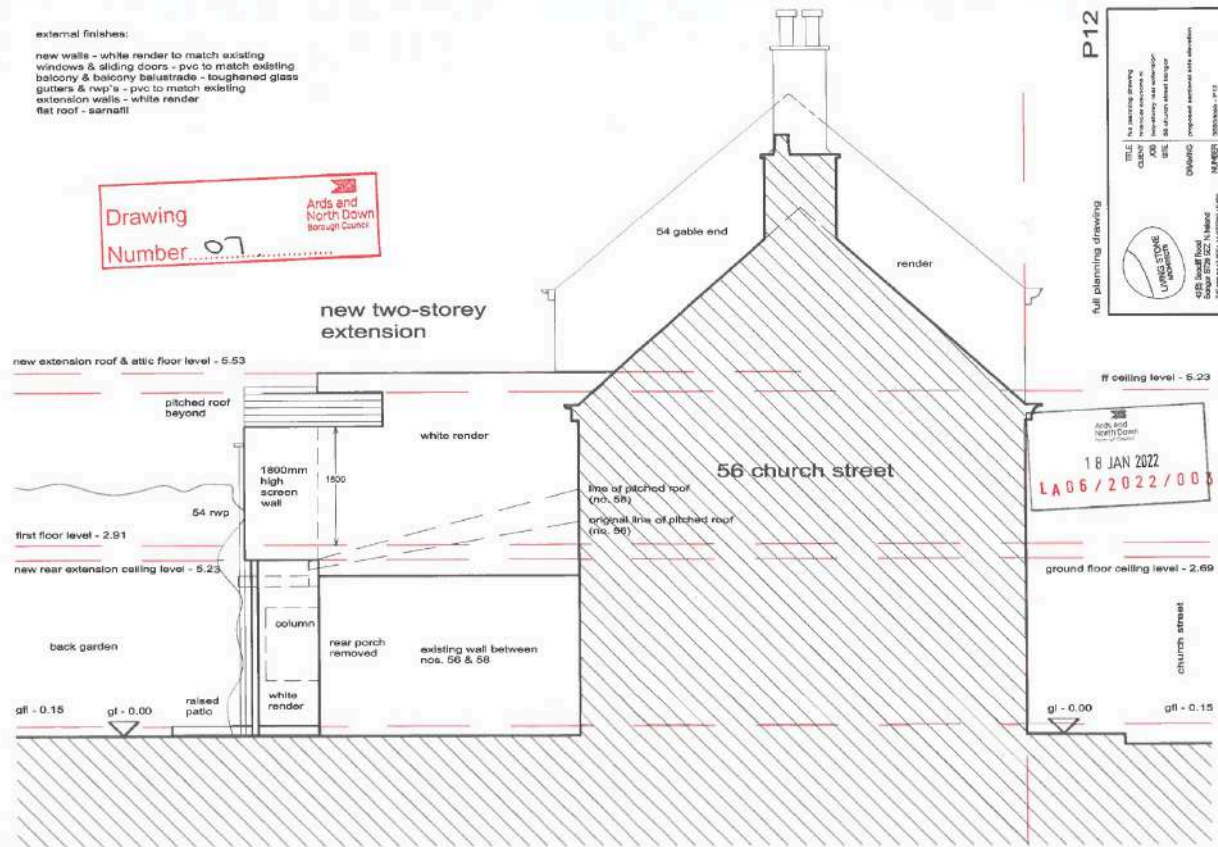


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placement of an existing ground floor rear extension with a new two-storey extension at 56 church street bangor for financial solutions ltd

external finishes:  
new walls - white render to match existing  
windows & sliding doors - pvc to match existing  
balcony & balcony balustrade - toughened glass  
gutters & rwp's - pvc to match existing  
extension walls - white render  
flat roof - sarnafil

Drawing  
Number 07  
Ards and  
North Down  
Borough Council



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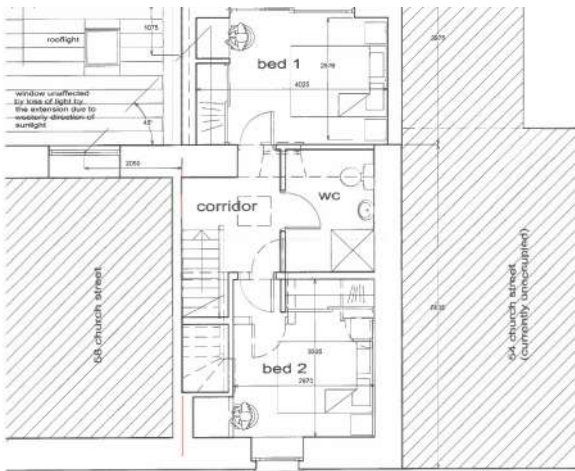
full planning drawing

TITLE	full planning drawing
CLIENT	financial solutions ltd
DATE	18 JAN 2022
SCALE	1:100
DESIGNED BY	LYNDSEY STONE
DRAWN BY	LYNDSEY STONE
CHECKED BY	LYNDSEY STONE
APPROVED BY	LYNDSEY STONE
DATE	18 JAN 2022
SCALE	1:100

planning application -  
26 - approval granted 28 march 2000

## DIRECTIONS

Travelling into Bangor along the Belfast Road, turn right at the cross roads onto the Newtownards Road. Take the immediate right into Church Street and Number 56 is on the right hand side.



## THE LOCAL AREA

Bangor is a beautiful seaside town located just over 13 miles from Belfast. Bangor offers a wide variety of property with something to suit all.

Bangor Marina is one of the largest in Ireland and attracts plenty of visitors when the sun shows its face. Tourism is a big factor in this part of the world.

ENERGY EFFICIENCY RATING		
	CURRENT	POTENTIAL
92+		
81-91		
69-80		
55-68		67
39-54		
21-38	31	
1-20		
NOT energy efficient - higher running costs		

Scan QR Code to view floor plans and to arrange a viewing.



## OUR BRANCHES

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