

15 Church Avenue, Bangor, County Down, BT20 3EQ

**Asking Price: £149,950**

 **Reeds Rains**

[reedsrains.co.uk](https://www.reedsrains.co.uk)

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EPC Rating: E

### Description

Reeds Rains are delighted to welcome to the market this traditional 3 bedroom semi-detached home with original features. Situated off the Newtownards Road, the property is a short stroll to Bangor Health Centre, Castle Park, Bangor city centre and several local schools as well as Translink and bus services.

Requiring some renovations and modernisation throughout, this lovely home will offer great opportunity for a project, to create a beautiful space ideal for a family home.

The property comprises a bright and spacious hallway, two separate reception rooms with original fireplaces and kitchen leading onto a double glazed conservatory. The first floor boasts 3 well proportioned bedrooms and bathroom suite with separate WC.

The property also benefits from off road parking and should appeal to a wealth of buyers for its accommodation, location and price.

Sold with no onward chain and priced to allow for renovations and modernisation. Early viewing is highly recommended.

### Entrance Porch

Mahogany effect upvc double glazed front door to enclosed tiled porch, glazed door to hall.

### Entrance Hall

Bright, spacious hall with solid wood flooring, under stairs storage, cloaks recess.

### Lounge

11'11" x 11'7" (3.63m x 3.53m)  
Original tiled fireplace and hearth, uPVC double glazed bay window.

### Dining Room

12'6" x 11'7" (3.8m x 3.53m)  
Original tiled fireplace and hearth, uPVC double glazed window.

### Kitchen

12'2" x 7'10" (3.7m x 2.4m)  
Single drainer stainless steel sink unit with mixer taps, excellent range of high and low level units with laminated work surfaces, built in oven and 4 ring hob, part tiled part paneled walls.

### Conservatory

8'6" x 5'6" (2.6m x 1.68m)  
Plumbed for washing machine, uPVC double glazed door to rear garden.

### First floor landing

Bright landing with access via pull down ladder to roof space.

### Roof Space

Part floored with light.

### Bedroom 1

11'11" x 11'7" (3.63m x 3.53m)  
Original tiled fireplace and hearth, uPVC double glazed bay window.

### Bedroom 2

12'5" x 11'7" (3.78m x 3.53m)  
Original tiled fireplace and hearth, uPVC double glazed window.

### Bedroom 3

8'2" x 7'11" (2.5m x 2.41m)  
uPVC double glazed window, built in robe.

### Bathroom

Coloured bathroom suite comprising: panelled bath, pedestal wash hand basin, fully tiled built-in electric shower cubicle, hot press, uPVC double glazed window.

### Matching Cloakroom

Separate matching low flush WC with fully tiled walls, uPVC double glazed window.

### Outside

Tarmac driveway with room for two cars, front garden laid in lawns, steps to front entrance.

### Gardens

Enclosed rear garden in patio with additional raised patio area. Garden storehouse.

All Measurements are Approximate.

Laser Tape Clause

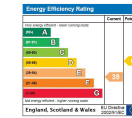
All measurements have been taken using a laser tape measure and therefore, may be subject to a small margin of error.

Floorplan Clause

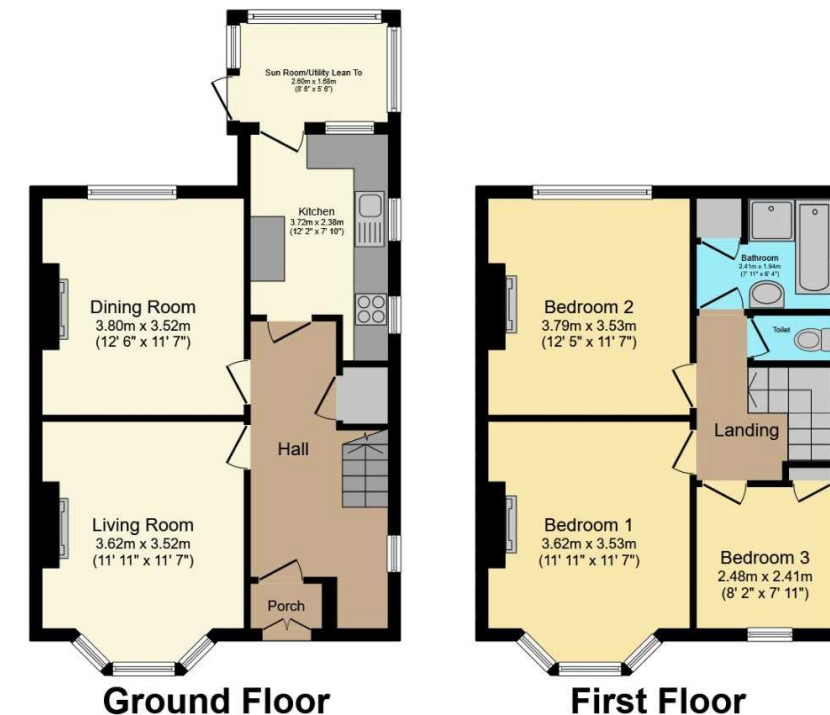
Measurements are approximate. Not to Scale. For illustrative purposes only.

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All Measurements



For full EPC please contact the branch.



Total floor area 100.6 m<sup>2</sup> (1,083 sq.ft.) approx

This floor plan is for illustrative purposes only. It is not drawn to scale. Any measurements, floor areas (including any total floor area), openings and orientation are approximate. No details are guaranteed, they cannot be relied upon for any purpose and they do not form part of any agreement. No liability is taken for any error, omission or misstatement. A party must rely upon its own inspection(s).

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