



OFFERS AROUND

£180,000

25 Balmoral Drive
Bangor
BT19 7XE



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PINKERTONS

Sales, Lettings and Property Management

Modern Three Bedroom Home In Balmoral, Bangor – Perfect For Families And First Time Buyers With Stylish Interiors And Garden

Situated in the popular Balmoral area of Bangor, this beautifully presented three bedroom home is perfect for first-time buyers and families alike.

The property boasts a modern kitchen, fitted within the last two years, complete with a breakfast bar and a handy utility space under the stairs, doubling as a pantry. A separate dining area, currently styled with a bar, opens onto the rear garden through

patio doors, creating an ideal space for entertaining.

Upstairs, you'll find three well-proportioned bedrooms and a family bathroom with bath and shower above. The rear garden features a decked area, perfect for outdoor relaxation.

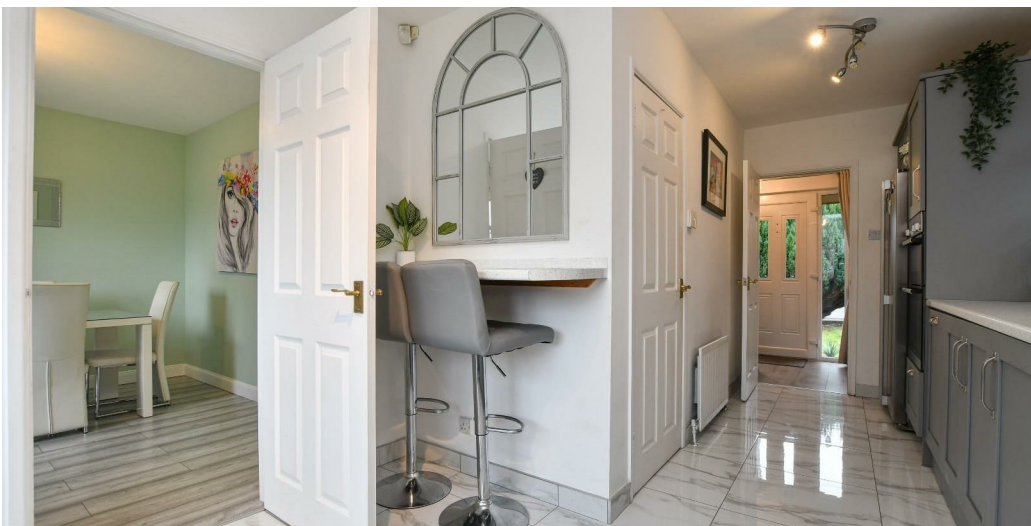
Double glazing and gas fired central heating ensure comfort year-round.

Located close to local schools, shops, and transport links, this home blends modern convenience with a warm and welcoming feel.

Don't miss this excellent opportunity to secure your place in this sought-after area.



PROPERTY FEATURES



- Stylish Semi Detached Property In Popular Residential Location
- Lounge With Feature Fireplace
- Contemporary Kitchen With Integrated Washing Machine, Tumble Dryer And Dishwasher
- Dining Room With Sliding Patio Doors Leading To Rear Garden
- Three Bedrooms On First Floor
- Modern Family Bathroom With Panelled Bath And Shower Above
- Fully Enclosed Rear Garden Laid In Lawn With Patio And Raised Decked Area
- Tarmac Drive Way
- Gas Fired Central Heating & uPVC Double Glazed Windows
- Close Proximity To Local Amenities, Schools And Transport Links









THIS PROPERTY COMPRISES

Hallway
9'2" x 4'1"

Living Room
16'11" x 11'8"

Kitchen
19'11" x 10'1"

Storage
8'0" x 2'10"

Dining Room
10'9" x 9'10"

First Floor Landing
7'0" x 2'7"

Storage
2'5" x 2'5"

Bedroom 1
16'5" x 11'9"

Bedroom 2
10'9" x 8'5"

Bedroom 3
10'1" x 8'5"

Bathroom
11'1" x 5'9"

Directions
Located Off Balloo Road

REQUIRED INFO UNDER TRADING STANDARDS GUIDANCE

Tenure - Understood To Be
Leasehold
Ground rent - Understood To
Be £45 Per annum
Ground Rent Understood To Be
Payable To Freehold Managers

PLC
Current Rates - Understood To
Be £1005.07 Per Annum

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		68	71
(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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