



OFFERS AROUND

**£170,000**

327 Old Belfast Road  
Bangor  
BT19 1RB



[pinkertonsni.com](http://pinkertonsni.com)

**PINKERTONS**

Sales, Lettings and Property Management

## Modern Two Bedroom Mid-Terrace with Off-Street Parking, Spacious Garden, Two Receptions, and Great Potential for First-Time Buyers or Investors

Perfectly suited for first-time buyers or savvy investors, this recently modernised two bedroom mid-terrace offers comfort, convenience, and great potential.

Step inside to find two reception rooms, ideal for relaxing or entertaining. Additionally, the kitchen and separate utility area add functionality and convenience to everyday living. Upstairs, a stylish shower room complements the two bedrooms.

Outside, the fully enclosed rear garden offers a large space ready for personalisation, while off-street parking at the front adds practicality.

Located in a convenient area, this home is ready to move into while still offering opportunities to make it your own.

Don't miss this fantastic opportunity—contact us today to arrange your viewing and take the first step toward owning this charming property!



# PROPERTY FEATURES



- Recently Modernised Two Bedroom Mid Terrace In Popular Residential Location
- Bright Lounge Leading Through To Spacious Dining Room
- Newly Fitted Contemporary Kitchen With Separate Utility Room
- Two Bedrooms On First Floor Level
- Stylish New Bathroom With Shower Cubicle
- Freshly Painted And Recarpeted Throughout
- Fully Enclosed Rear Garden
- Off Street Parking With Ample Space For Several Vehicles
- Oil Fired Central Heating And uPVC Double Glazing
- Chain Free Property









## THIS PROPERTY COMPRISES

### Hallway

13'2" x 4'10"

### Living Room

12'2" x 9'10"

### Dining Room

15'2" x 9'9"

### Kitchen

12'10" x 6'4"

### Utility Room

15'2" x 9'9"

### First Floor Landing

13'0" x 7'5"

### Bedroom 1

10'0" x 9'4"

### Bedroom 2

9'7" x 7'6"

### Bathroom

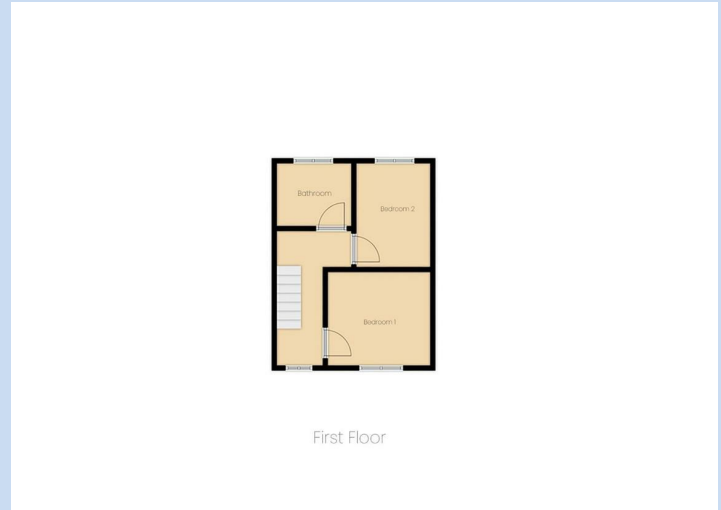
7'4" x 6'3"

### REQUIRED INFO UNDER TRADING STANDARDS GUIDANCE

Tenure - Understood to be  
freehold

Rates - Understood to be  
approximately £822 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) <b>A</b>			
(81-91) <b>B</b>			
(69-80) <b>C</b>			
(55-68) <b>D</b>		66	70
(39-54) <b>E</b>			
(21-38) <b>F</b>			
(1-20) <b>G</b>			
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?

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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