



OFFERS AROUND

**£170,000**

34 Summerhill Park  
Bangor  
BT20 5QQ

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

**PINKERTONS**

Sales, Lettings and Property Management

# Charming Three Bedroom Semi-Detached Home in Ballyholme

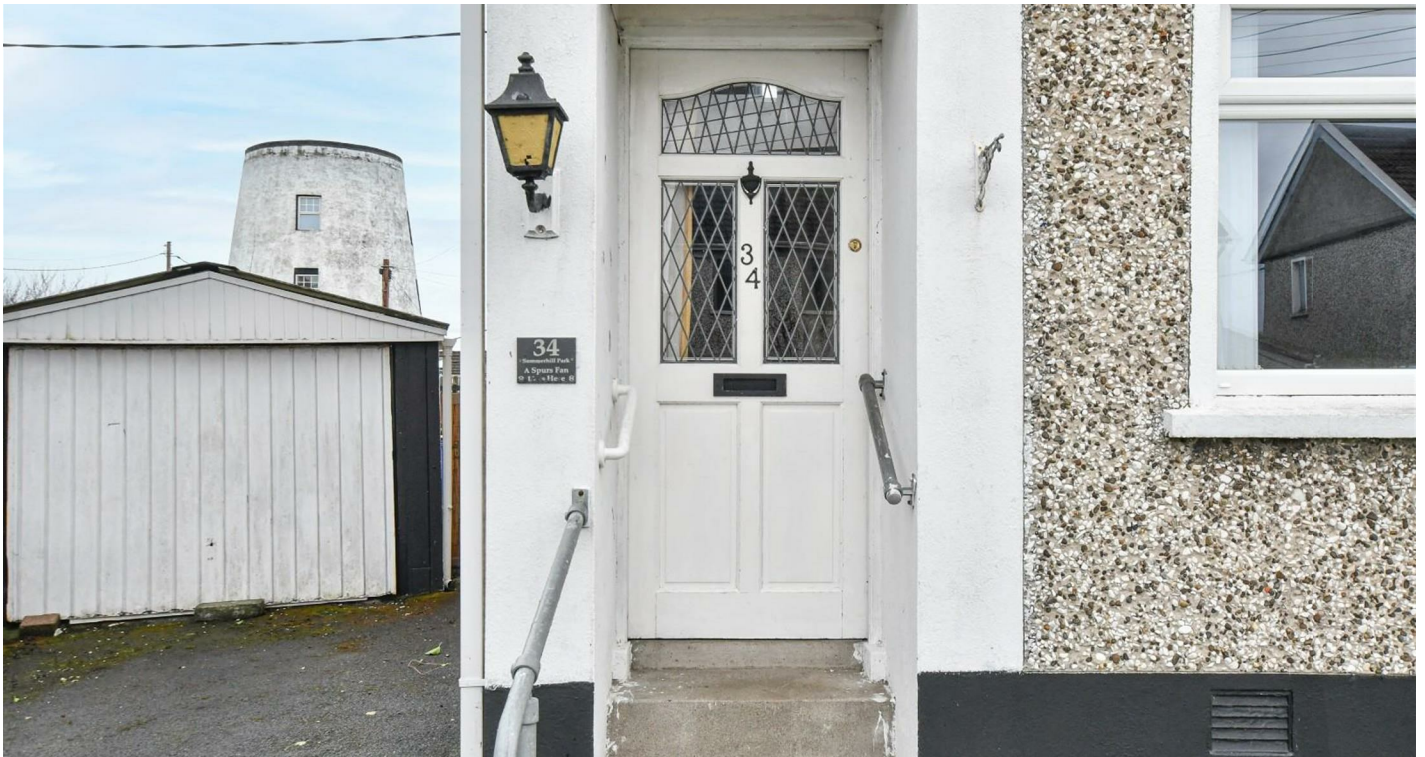
Nestled in the sought after Ballyholme area of Bangor, this delightful three bedroom semi-detached property offers endless potential for those looking to create their dream home. Situated in a quiet cul-de-sac and boasting an enclosed rear garden with views of the iconic Ballyholme windmill, this home is perfect for families and

first-time buyers alike.

The ground floor features a kitchen with adjoining dining area and a spacious lounge, while upstairs, you'll find three well-proportioned bedrooms and a family bathroom. Outside, the property benefits from a concrete garage, providing additional

storage or workshop space.

While the home does require modernisation, it's attractively priced to reflect this and offers an exciting opportunity to add your personal touch. With oil-fired central heating and a prime location close to local amenities and Ballyholme Primary School, this property is sure to be popular.



# PROPERTY FEATURES



- Semi-Detached Property In Popular Residential Location
- Bright Lounge
- Spacious Kitchen
- Three Bedrooms On First Floor Level
- Family Bathroom
- Enclosed Rear Back Garden
- Garage
- Oil Fired Central Heating
- Close To Local Amenities And Ballyholme Primary School
- Chain Free Property











## THIS PROPERTY COMPRISES

### Hallway

4'8" x 3'

### Living Room

14'7" x 11'11"

### Kitchen

15'5" x 13'4"

### Landing

9'11" x 6'2"

### Bedroom 1

14'9" x 8'11"

### Bedroom 2

10'5" x 8'11"

### Bedroom 3

11'6" x 6'2"

### Bathroom

6'2" x 5'5"

### Garage

10'8" x 21'8"

### Directions

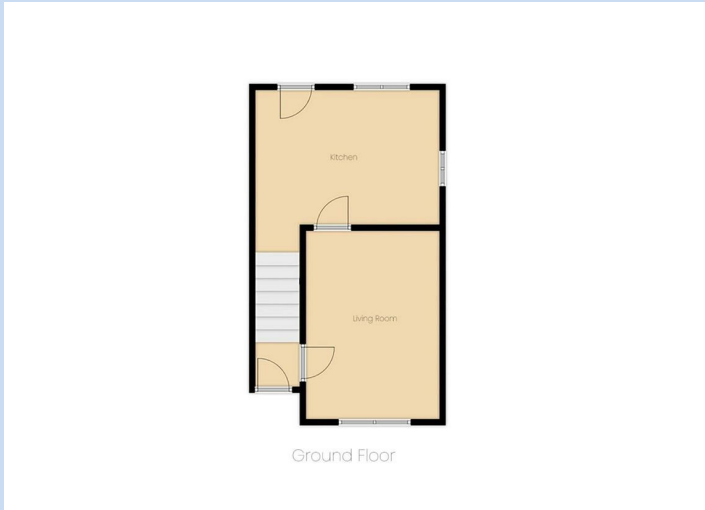
Summerhill Park is situated off the Donaghadee Road

### REQUIRED INFO UNDER TRADING STANDARDS

Tenure - Understood to be freehold

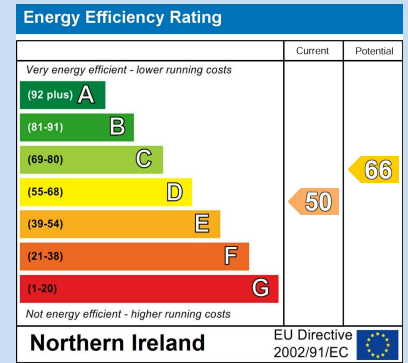
Rates - Understood to be approximately £913.70 per annum

## FLOOR PLANS



### Energy Efficiency Rating

The rating for this property is:



\* 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.