



OFFERS AROUND

£190,000

2 Shaftesbury Park
Bangor
BT20 3GE



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PINKERTONS

Sales, Lettings and Property Management

Ideal Three Bedroom Starter Home in a Bangor

Nestled in a highly convenient area, this charming three bedroom property offers an excellent opportunity for first-time buyers or those seeking a comfortable family home.

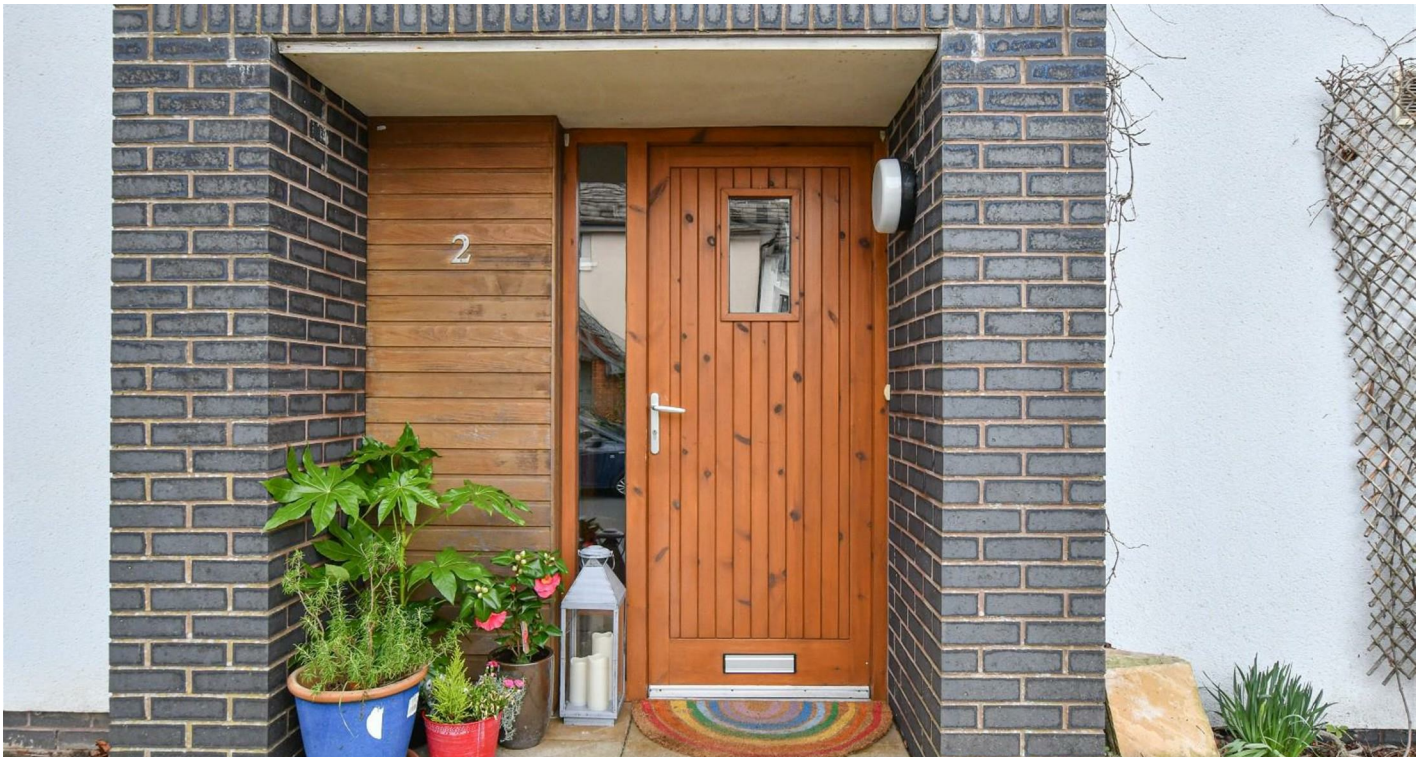
The modern kitchen, open plan to the dining area, is perfect for both daily living and entertaining. Patio doors lead to an enclosed garden that enjoys plentiful sunlight – a serene space for relaxation or hosting guests. The ground floor also benefits

from a welcoming lounge and the practicality of a downstairs cloakroom with W/C.

Upstairs, three well-proportioned bedrooms provide ample accommodation, with the master boasting a stylish ensuite for added privacy and convenience. Gas heating ensures warmth and energy efficiency throughout the home.

The property's location is truly exceptional, offering ease of access for commuting to Belfast and just a 10-minute walk to Bangor Centre. Whether you're starting your journey onto the property ladder or seeking a comfortable lifestyle in a great location, this home ticks all the boxes.

Don't miss the chance to make this house your home.



PROPERTY FEATURES



- Fantastic Family Home
- Bright Living Room
- Open-Plan Kitchen And Dining Area
- Downstairs Cloakroom And WC
- Three Spacious Bedrooms
- Master With Ensuite
- Family Bathroom
- Gas Fired Central Heating System
- Situated In A Highly Sought After Development
- Perfect For Those Who Commute, First Time Buyers And Families Alike









THIS PROPERTY COMPRISES

Hallway
9'1" x 11"

Kitchen
18'8" x 12'3"

Living Room
11'11" x 13'9"

Utility
6'4" x 5'9"

Landing
18'6" x 6'3"

Bedroom 1
12'1" x 11'11"

Ensuite
8'10" x 2'11"

Bedroom 2
10'9" x 8'11"

Bedroom 3
9'5" x 7'7"

Bathroom
6'1" x 7'10"

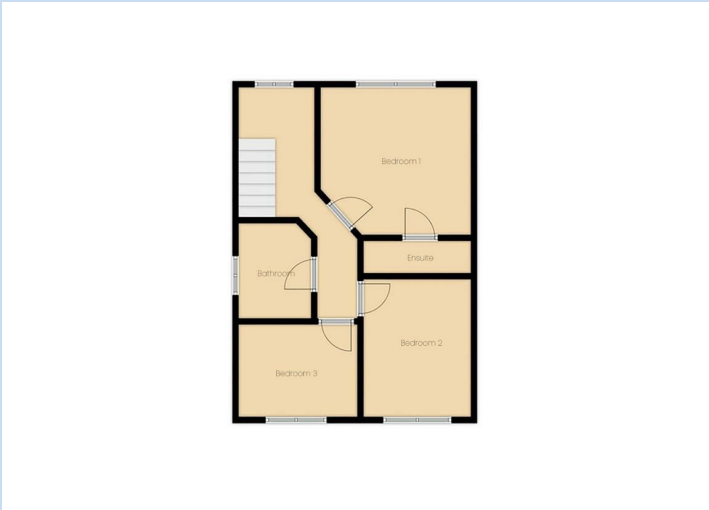
Directions
Shaftesbury Park is situated off
Belfast Road

REQUIRED INFO UNDER TRADING STANDARDS GUIDANCE

Tenure - Assumed to be
leasehold


Rates - Assumed to be
£1,096.44 per year

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		75	76
(55-68) D			
(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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Comber & Newtownards: 7a The Square, Comber BT23 5DX T. 028 9140 4100

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