

2 Hawthorne Court, Bangor,
County Down, BT20 3HR

Asking Price: £164,950

 **Reeds Rains**

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

2 Hawthorne Court, Bangor, County Down, BT20 3HR

Asking Price: £164,950

EPC Rating: TBC

Description

This impressive townhouse is situated in a cul-de-sac off Clondeboye Road and just a short stroll from Clondeboye Primary School and other local primary and secondary schools and transport links to both Belfast and Newtownards.

Internally, the property boasts bright and well-proportioned accommodation, with three bedrooms complemented by a modern bathroom with white suite. The ground floor reveals the main living room and a modern fitted kitchen open to dining area. Externally there is ample off-street parking and an extensive, enclosed rear garden in lawns and decking.

Entrance Porch

Composite Front Door, ceramic tiled floor, panelled walls.

Entrance Hall

Ceramic tiled floor.

Lounge

14'6" x 11'2" (4.42m x 3.4m)

Glazed door, laminate wooden floor, open fireplace with tiled hearth.

Kitchen / Dining

15'7" x 13'1" (4.75m x 4m)

Single drainer 1.5 stainless steel sink unit with mixer taps, laminate work surfaces, excellent range of high and low level units, built in oven, 4 ring ceramic hob, extractor fan, integrated washing machine, recessed spotlights, open to dining area.

First Floor

Hot press with storage above.

Bedroom One

13'1" x 9'1" (4m x 2.77m)

Laminate wooden floor, built in robe - loft access

Bedroom Two

11'5" x 7'6" (3.48m x 2.29m)

Laminate wooden floor.

Bedroom Three

8'2" x 7'10" (2.5m x 2.4m)

Laminate wooden floor.

Bathroom

White suite, panel bath, Mira electric shower unit, dual flush wc, pedestal wash hand basin, partly tiled walls, ceramic tiled floor, extractor fan.

Outside

Front garden in lawns, loose pebble driveway with excellent parking for multiple cars/vans. Extensive enclosed rear garden in lawns, raised timber decking, outside tap and light.

Garden Studio

11'10" x 7'8" (3.6m x 2.34m)

Insulated, double glazing, upvc door, edpm roof with electrics.

Garden Shed/Lean to

23' x 7'6" (7m x 2.29m)

Industrial flooring, shelved, edpm roof, boiler house with oil fired boiler.

NB

CUSTOMER DUE DILIGENCE As a business carrying out estate agency work, we are required to verify the identity of both the vendor and the purchaser as outlined in the following: The Money Laundering, Terrorist Financing and Transfer of Funds (Information on the Payer) Regulations 2017 - <https://www.legislation.gov.uk/ukxi/2017/692/c> ontents

To be able to purchase a property in the United Kingdom all agents have a legal requirement to conduct Identity checks on all customers involved in the transaction to fulfil their obligations under Anti Money Laundering regulations. We outsource this check to a third party and a charge will apply of £20 + Vat for each person.

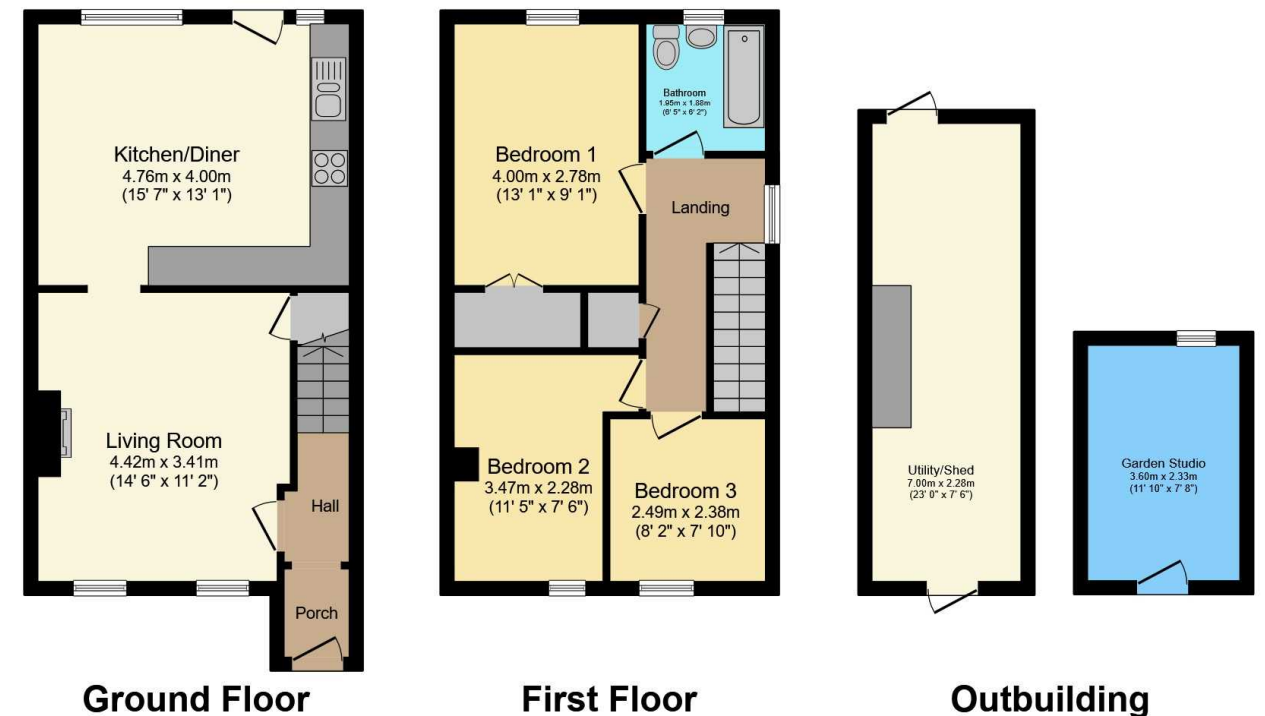
Floorplan Clause
Measurements are approximate. Not to Scale. For illustrative purposes only.

The Reeds Rains branches at 350 Upper Newtownards Road, Ballyhackamore, Belfast, N Ireland BT4 3EX, 18 Main Street, Bangor, Co Down, N Ireland BT20 5AG, Somerset House, 240-242 Ormeau Road, Belfast, Co Antrim, N Ireland BT7 2FZ, 10 High Street, Carrickfergus, Co Antrim, N Ireland BT38 7AF, 8/8A Carrmonee Road, Glengormley, County Antrim, N Ireland BT36 6HN, 14/16 Market Street, Lisburn, County Antrim, N Ireland BT28 1AB and 2 Frances Street, Newtownards, County Down, N Ireland BT23 4JA are operated by Favscos NI Limited which is independently owned and operated under a Licence from Reeds Rains Limited.

All Measurements
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.

For full EPC please contact the branch.



Total floor area 106.6 m² (1,148 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).
Powered by www.focalagent.com