

6 Church Avenue, Bangor, County
Down, BT20 3EQ

Asking Price: £150,000

 **Reeds Rains**

reedsrains.co.uk

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EPC Rating: E

Description

Reeds Rains are delighted to welcome to the market this traditional 3 bedroom semi-detached home with original features. Situated off the Newtownards Road, the property is a short stroll to Bangor Health Centre, Castle Park, Bangor city centre and several local schools as well as Translink and bus services.

Requiring some renovations and modernisation throughout, this lovely home will offer great opportunity for a project, to create a beautiful space ideal for a family home.

The property comprises a bright and spacious hallway, two separate reception rooms with original fireplaces and kitchen. The first floor boasts 3 well proportioned bedrooms and bathroom suite with separate WC.

The property also benefits from off road parking and a detached garage and should appeal to a wealth of buyers for its accommodation, location and price.

Sold with no onward chain and priced to allow for renovations and modernisation. Early viewing is highly recommended.

Entrance Porch

Hardwood front door, tiled floor, glass door to hall.

Entrance Hall

Laminate wooden floor, under stairs storage.

Lounge

11'10" x 11'5" (3.6m x 3.48m)

Laminate wooden floor, tiled fireplace and hearth.

Dining Room

12'4" x 11'5" (3.76m x 3.48m)

Laminate wooden floor, tiled fireplace and hearth.

Kitchen

12'5" x 7'11" (3.78m x 2.41m)

Single drainer stainless steel sink unit, excellent range of high and low level units, laminated work surfaces, part wood panelled walls, door to rear garden.

First Floor Landing

Access to roof space.

Bedroom 1

13'5" x 11'5" (4.1m x 3.48m)

Twin built in robes with storage above.

Bedroom 2

12'6" x 11'5" (3.8m x 3.48m)

Laminate wooden floor.

Bedroom 3

8'2" x 8' (2.5m x 2.44m)

Built in robe.

Bathroom

Coloured suite comprising: Panelled bath with mixer taps and telephone hand shower, pedestal wash hand basin, part tiled walls, ceramic tiled floor, hot press.

Cloaks / WC

Separate low flush WC

Outside

Tarmac driveway to off street parking.

Detached Garage

18'4" x 9'3" (5.6m x 2.82m)

Up and over door, side access.

Gardens

Front garden in lawns and shrubs. Rear garden in extensive paved patio, outside tap and light. Boiler house housing Oil fired boiler, PVC oil tank.

NB

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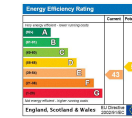
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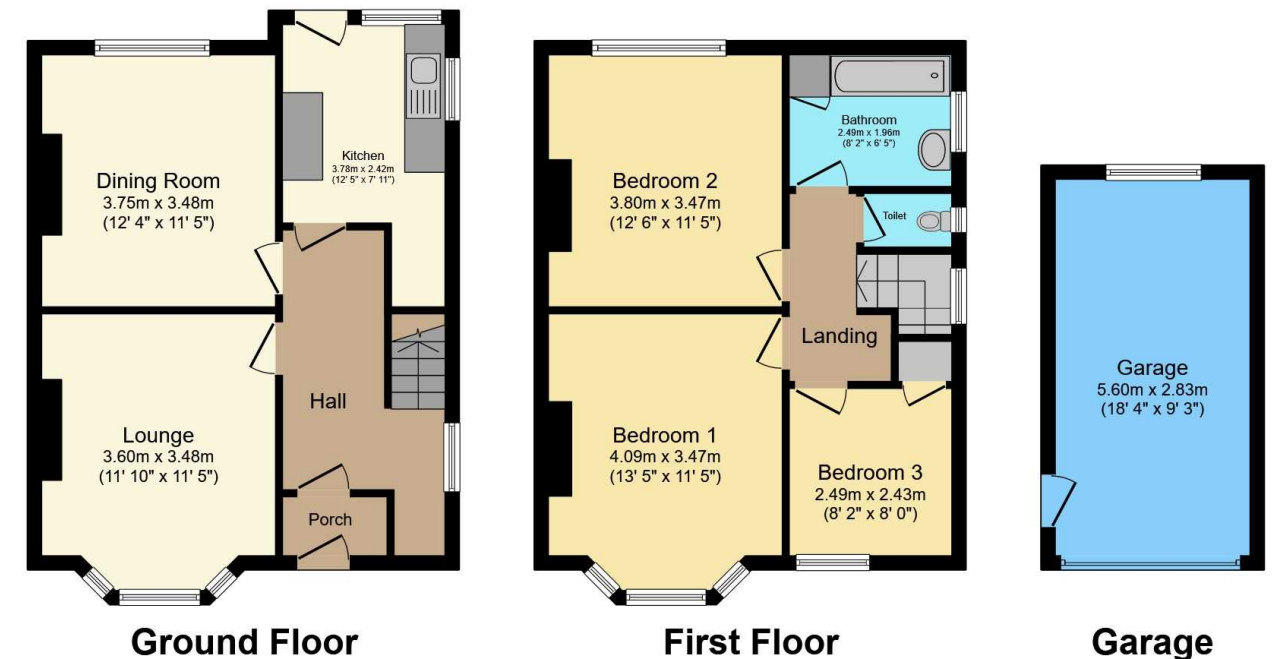
Laser Tape Clause
All measurements have been taken using a laser tape measure and therefore, may be subject to a small margin of error.

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

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For full EPC please contact the branch.



Total floor area 108.6 m² (1,169 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).
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