



OFFERS AROUND

£280,000

8 Hanover Road
Bangor
BT19 7FR



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PINKERTONS

Sales, Lettings and Property Management

Spacious Four Bedroom Detached Home in Sought-After Residential Area

Offering a spacious entrance hall, the property boasts a bright lounge leading to a dining area, a separate reception room, and a kitchen with ample dining space. The master bedroom benefits from an ensuite, while a downstairs WC adds convenience. An integral garage and brick-paved driveway provide generous parking. The enclosed

private rear garden offers a peaceful retreat, perfect for outdoor enjoyment.

Located within the catchment area of Killmaine Primary School, this home is ideal for families seeking strong educational links. While some cosmetic modernisation would enhance its

potential, the property is well-kept and ready for its next chapter.

A fantastic opportunity to create a stylish and comfortable home in a sought-after setting. Schedule a viewing today to fully appreciate what's on offer!



PROPERTY FEATURES



- Detached Residence
In Leafy Residential
Location Of Bangor
- Spacious Lounge
With Wood Laminate
Floor Leading
Through To Dining
Room
- Bright Kitchen With
Range Of Units And
Breakfast Bar Area
- Family Room With
Sliding Patio Door
Leading To Rear
Garden
- Downstairs WC
- Four Bedrooms,
Master With Ensuite
Shower Room
- Modern Family
Bathroom With
Panelled Bath And
Shower Above
- Integrated Garage
And Tarmac Driveway
For Several Vehicles
- Fully Enclosed
Private Rear Garden,
Laid In Lawn With
Decked Patio
- Oil Fired Central
Heating And uPVC
Double Glazing









THIS PROPERTY COMPRISES

Hallway

11'10" x 9'4"

Downstairs WC

6'0" x 2'10"

Living Room

16'11" x 9'8"

Dining Room

9'8" x 9'8"

Kitchen

12'6" x 11'10"

Family Room

10'11" x 9'10"

First Floor Landing

15'4" x 6'10"

Bedroom 1

11'11" x 10'0"

Ensuite

10'0" x 2'10"

Bedroom 2

11'11" x 9'7"

Bedroom 3

9'11" x 8'9"

Bedroom 4

9'2" x 8'4"

Bathroom

8'5" x 6'9"

Garage

19'8" x 10'11"

Directions

**REQUIRED INFO UNDER
TRADING STANDARDS
GUIDANCE**

Understood To Be Freehold
Rates Understood To Be
£1,598.98 Per Annum

FLOOR PLANS



GROUND FLOOR



FIRST FLOOR



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		
(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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