



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

**Asking Price: £160,000**

 **Reeds Rains**

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EPC Rating: D

**Description**

Charming Three-Bedroom Semi-Detached Villa on Church Avenue

Situated in the ever-popular Church Avenue, just off Newtownards Road and within easy reach of Bangor City Centre, this three-bedroom semi-detached villa offers a fantastic opportunity for buyers looking to add their own personal touch to a well-laid-out home.

Requiring sympathetic updating, the property retains many original features and presents spacious accommodation throughout. The ground floor boasts two separate reception rooms, ideal for both family living and entertaining, a functional kitchen, and a bright conservatory to the rear.

Upstairs, the home comprises three well-proportioned bedrooms and a family bathroom. Outside, the property benefits from off street parking and enclosed gardens, offering both privacy and potential.

This characterful home is perfect for those looking to create their dream property in a sought-after location just minutes from shops, schools, transport links, and all the amenities of Bangor City Centre.

Early viewing is highly recommended to appreciate the potential this home has to offer.

**Entrance Porch**

Hardwood front door, tiled floor, glazed door to Hall.

**Entrance Hall**

**Cloakroom / WC**

Coloured suite comprising: Dual flush WC, wash hand basin, ceramic tiled floor, fully tiled walls.

**Lounge**

11'11" x 11'4" (3.63m x 3.45m)  
Cornice ceiling.

**Dining Room**

12'3" x 11'4" (3.73m x 3.45m)  
Mahogany fireplace with mirrored over mantle and tiled inset and hearth.

**Kitchen**

9'6" x 8' (2.9m x 2.44m)  
Single drainer 1.5 ceramic sink unit with mixer taps, range of high and low level units with laminated work surfaces, built in oven and 4 ring ceramic hob, extractor fan and canopy, part tiled walls, panelled ceiling.

**Conservatory**

9'3" x 8' (2.82m x 2.44m)  
uPVC double glazed door to rear garden.

**First Floor Landing**

Access to roof space

**Bedroom 1**

11'11" x 11'5" (3.63m x 3.48m)

**Bedroom 2**

12'2" x 11'5" (3.7m x 3.48m)  
Double built in robe.

**Bedroom 3**

8'3" x 8' (2.51m x 2.44m)  
Double built in robe.

**Bathroom**

White suite comprising: Corner panelled bath with mixer taps, fully tiled built in shower

cubicle with Triton electric shower, dual flush WC, pedestal wash hand basin, fully tiled walls, hot press.

**Outside**

Driveway to car parking space.

**Gardens**

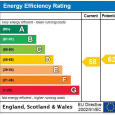
Front garden in lawns and shrubs.

Enclosed rear garden in lawns and shrubs with paved patio area.

Boiler house with oil boiler, PVC oil tank

**NB**

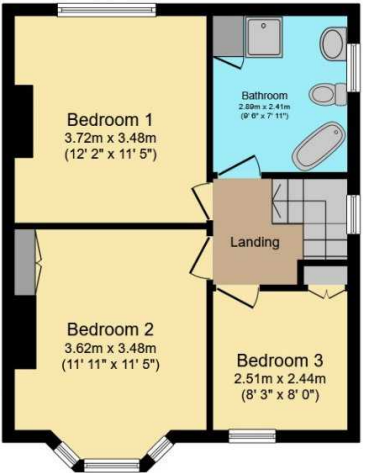
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For full EPC please contact the branch.



**Ground Floor**



**First Floor**

Total floor area 99.6 sq.m. (1,072 sq.ft.) approx

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<https://www.legislation.gov.uk/ukxi/2017/692/contents>

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