




23 Manor Park, Bangor, County Down, BT20 3LY

Asking Price: £155,000

 **Reeds Rains**

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Asking Price: £155,000

Council Tax Band:
EPC Rating: E

Description

Located in a quiet, established residential area, this well-presented red brick semi-detached home at 23 Manor Park offers a practical layout, excellent storage, and bright, modern living spaces.

The entrance hall opens into a comfortable lounge, which flows through to an open-plan kitchen and dining area—ideal for family life and relaxed entertaining. This layout allows natural light to fill the ground floor, creating a warm and welcoming atmosphere.

Upstairs, the property comprises three bedrooms and a family bathroom fitted with a clean, contemporary white suite.

Outside, there's off-street parking and an attached garage, perfect for storage or workshop use. The front garden is well maintained, while the enclosed rear garden enjoys a sunny, south-facing aspect—an ideal space for outdoor dining or gardening.

With excellent transport links and local amenities close by, this home is a smart choice for families, professionals, or anyone looking for a solid home in a convenient Bangor location.

Entrance Hall

uPVC double glazed front door, laminate wooden floor.

Lounge

13'3 X 11'4
Laminate wooden floor, hole in wall fireplace recess, under stairs storage. Folding doors leading to kitchen / dining.

Kitchen / Dining
14'8 X 9'9

Single drainer 1.5 stainless stee; sink unit with mixer taps, excellent range of high and low level units with laminated work surfaces, cooker space, extractor fan and canopy, plumbed for washing machine, part tiled walls, recessed spotlights. Open plan to casual dining area with uPVC double glazed door to rear garden.

First floor landing

Access to roof space.

Bedroom 1
11'7 X 8'2

Bedroom 2
11'5 X 7'6

Laminate wooden floor.

Bedroom 3
8'2 X 6'10

Laminate wooden floor, built in cupboard.

Bathroom

White suite comprising: Tiled bath, panelled shower cubicle with Triton electric shower, low flush WC, pedestal wash hand basin, part tiled walls, recessed spotlights.

Outside

Tarmac driveway to off street parking and access to attached garage.

Attached garage
25'4 X 8'6

Roller door, power and light, rear access.

Gardens

Front garden in lawns. Enclosed south facing rear garden loose pebbles and patio, garden shed, PVC oil tank, boiler house with oil fired boiler.

NB

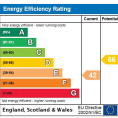
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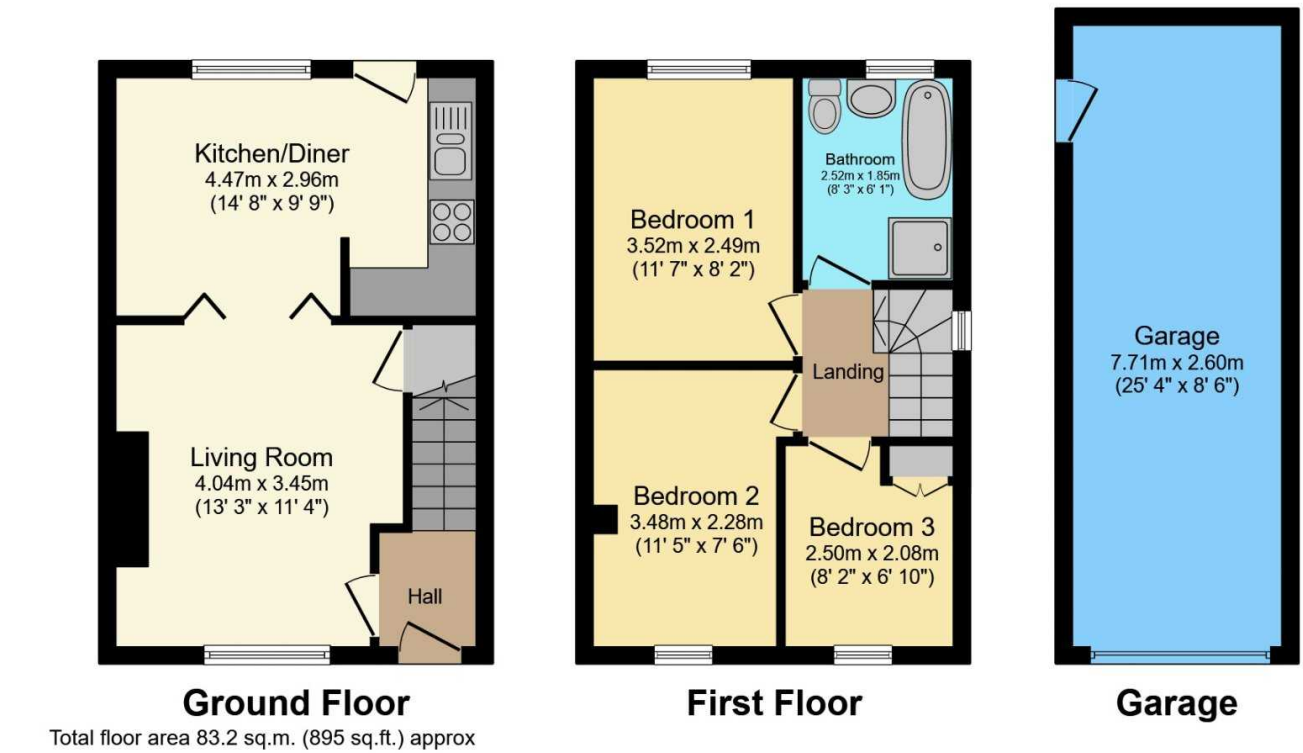
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All Measurements



For full EPC please contact the branch.



Total floor area 83.2 sq.m. (895 sq.ft.) approx

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Floorplan Clause
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