


11 Hawthorne Drive, Bangor,
County Down, BT20 3LN

Asking Price: £157,500

 **Reeds Rains**

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Asking Price: £157,500

EPC Rating: C

Description

We are delighted to offer to the market this modern, immaculately presented townhouse, situated in a convenient location near to road and rail links to Belfast and Bangor City Centre.

The property offers three well proportioned bedrooms, with two built-in wardrobes to the master bedroom, a spacious lounge with hole-in-wall fire and a large open plan kitchen dining room with generous range of fitted high and low level cupboards. The home further benefits from double glazing, Phoenix Gas heating system, ground floor cloakroom WC and a four piece modern bathroom suite including separate shower enclosure.

Outside there is off street parking to the front for 2 cars, and an enclosed rear garden with paved patio and lawns. This home makes for an ideal investment property and for first time buyers, and early viewing is highly recommended.

GROUND FLOOR

Entrance Hall

Composite double glazed front door, wooden Amtico flooring.

Lounge

19'11" x 13'9" (6.07m x 4.2m)
Hole-in-wall fireplace, wooden Amtico flooring,, built in storage cupboard.

Cloakroom / WC

White suite comprising: Dual flush WC, pedestal wash hand basin with tiled splashback, tiled flooring, extractor fan.

Kitchen / Dining Area

17'2" x 13' (5.23m x 3.96m)
Modern range of fitted high and low level cherry wood style units, laminate worktops, plumbed for washing machine and dishwasher, built-in oven and four ring gas hob, stainless steel chimney extractor hood, stainless steel single drainer sink unit, tiled flooring,, gas fired boiler, open plan to casual dining or living area . upvc double glazed French doors to rear garden.

FIRST FLOOR

Landing

Airing cupboard, roof space access.

Bedroom 1

13'11" x 11'1" (4.24m x 3.38m)
Two built-in wardrobes.

Bedroom 2

11'6" x 10'5" (3.5m x 3.18m)

Bedroom 3

11'6" x 6'6" (3.5m x 1.98m)

Bathroom

White suite comprising: Panelled bath with mixer taps and telephone hand shower, pedestal wash hand basin, dual flush WC, built in shower cubicle with panelled walls and thermostatically controlled shower unit, ceramic tiled floor, part tiled walls, extractor fan.

Outside

To front - tarmac off street parking, for 2 cars.

Garden

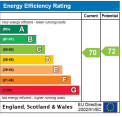
Enclosed rear garden in lawns and paved patio area.

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 Carnmoney 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 Favsko 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.

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



For full EPC please contact the branch.

The Reeds Rains branches at 350 Upper Newtownards Road, Ballyhackamore, Belfast, N Ireland BT4 3EX, 18 Main Street, Bangor,

We may refer you to recommended providers of ancillary services such as Conveyancing, Mortgages, Insurance and Surveying. We may receive a referral fee for recommending their services. You are not under any obligation to use the services of the recommended provider, which may also be an associated company of Reeds Rains.

Other important information which you will need to know about this property can be found at reedsrains.co.uk