

**9 Ashbury Avenue
Bangor
BT19 6TH**



Offers Around £159,950



Key Features

- Chain free / available immediately
- Red brick three bedroom semi-detached property
- Situated in a highly sought after residential area
- Within walking distance to all local amenities and located on a bus route
- Spacious living and dining area
- Well-presented kitchen with built in oven and hob
- Large family bathroom with separate bath and shower unit
- Excellent out-door space
- Off street parking for up to four cars
- Gas central heating
- Cavity wall insulation
- Double glazed throughout



Summary

We are delighted to bring to the market 9 Ashbury Avenue, priced to reflect some cosmetic up-upgrades that the potential buyer may feel are necessary and if location and outdoor space are top of your list then this is the property for you. The property will appeal to a range of potential buyers as it is located within walking distance to all local amenities, on a bus route for commuting to all surrounding areas and minutes from the property is an excellent range of schools such as Ballymagee Primary and Bangor Grammar.



The ground floor of the property benefits from a spacious living and dining area with feature gas fire and patio doors leading into the enclosed rear garden, well presented kitchen with built in oven and hob and under-stair storage. The first floor offers three generous sized bedrooms and a spacious family bathroom with separate bath and shower unit.



Externally this property offers extensive outdoor space with enclosed rear garden and patio, lawn to the front and a driveway that will accommodate four parked cars.

The property also benefits from double glazed windows and doors throughout, gas central heating and cavity wall insulation.

The property comprises of:

Hall

3.3m x 2.3m

Living and Dining Area

6.3m x 4.0m

Kitchen

3.4m x 2.6m

Bathroom

2.3m x 1.6m

Landing

3.4m x 1.7m

Bedroom 1

3.9m x 2.6m

Bedroom 2

3.4m x 2.9m

Bedroom 3

3.3m x 2.3m

EPC rating



Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C	73 C	75 C
55-68	D		
39-54	E		
21-38	F		
1-20	G		

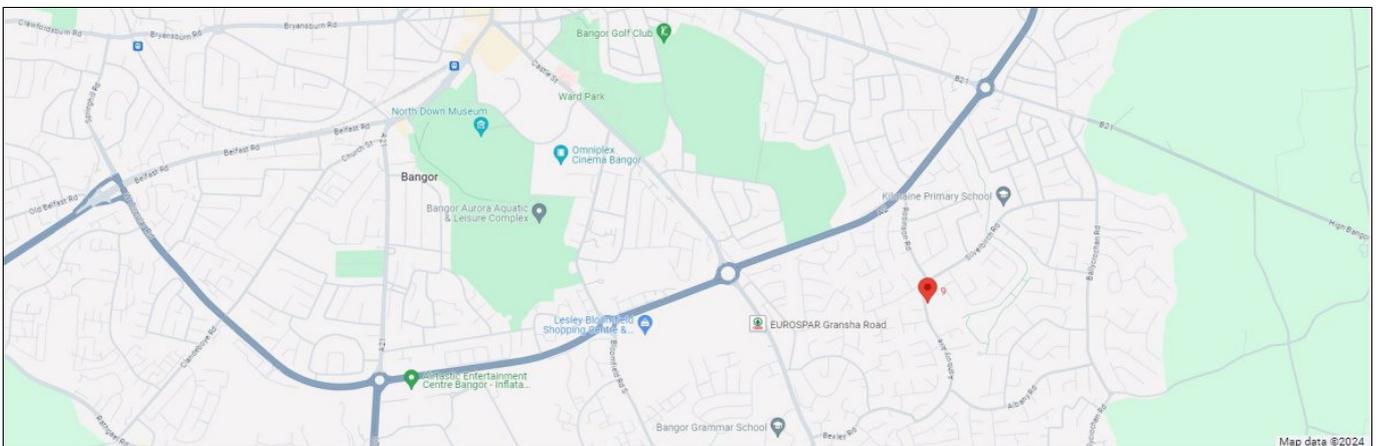


Lettings and Block Management Department

Investa (N.I.) LLP offer an experienced and professional lettings and block management department, managing property and apartment complexes throughout Northern Ireland. For any enquires regarding lettings or block management please contact our office on 028 9752 1283.

Financial Advice

If you are moving house or investing in property Investa (N.I.) LLP can personally introduce you to an independent financial advisor. Please contact our office on 028 9752 1283 for more information.



Investa (N.I.) LLP for themselves and for the vendors of this property have endeavoured to prepare these details as accurately and reliable as possible, for the guidance of intending purchasers or lessees. These particulars are given for general guidance only, and do not constitute any part of an offer or contract. The seller and us as agents do not make any representation or give any warranty in relation to the property. We would recommend that all information contained in this brochure about the property be verified by yourself or professional advisors. Services, fittings and equipment referred to in the sales details have not been tested (unless otherwise stated), and no warranty will be given as to their condition. Investa (N.I.) LLP will not be liable for any loss arising from the use of these particulars.