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**97 THORNLEIGH GARDENS, BANGOR, BT20 4NP**  
**OFFERS AROUND £354,950**

**Scan for Property Details  
and to Arrange a Viewing**



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# The Property

Occupying a superb corner site within this popular residential area here is an ideal opportunity to purchase an extended detached family home situated in close proximity to many amenities including Ballyholme beach and village, Bangor Golf Club, schools, Bloomfield shopping complex and Bangor town centre.

The accommodation is bright, spacious and flexible providing a range of different layouts to suit the needs of the home owners and comprises living room with carved wooden fireplace and open fire, sun room with stained glass top lights, family room and superb fitted kitchen open plan to casual dining/family area, on the ground floor. Upstairs this fine home is further enhanced by having four well proportioned bedrooms including main bedroom with en suite shower room. There is also an additional family shower room.

Outside does not disappoint either. There are well presented gardens in lawns to front, side and rear. The rear garden has an excellent degree of privacy as well as timber decked terrace and built-in lighting, paved patio barbecue area and flowers, plants, trees and shrubs. Other benefits include oil fired central heating, uPVC windows, guttering and soffits, integral double garage, tarmac driveway with parking, downstairs WC and utility area.

Demand is anticipated to be high and to a wide range of prospective purchasers. A viewing is thoroughly recommended at your earliest opportunity so as to appreciate its entirety.

## Property Features

- Outstanding Extended Detached Family Home In Prime Residential Area
- Superb Corner Site
- Bright, Spacious And Flexible Accommodation
- Living Room With Carved Wooden Fireplace And Open Fire
- Sun Room With Stained Glass Top Lights
- Family Room
- Superb Fitted Kitchen Open Plan To Casual Dining/Family Area
- Separate Utility Area
- Four Well Proportioned Bedrooms Including Main Bedroom With En Suite Shower Room
- Fully Tiled Family Shower Room
- Additional Downstairs Wc With Cloakroom



**Offers Around £354,950**  
Detached  
4 Bedrooms  
4 Receptions

## Property Features

- Oil Fired Central Heating
- Upvc Double Glazed Windows, Guttering And Soffits
- Gardens In Lawns To Front, Side And Rear
- Rear Garden Has Excellent Degree Of Privacy, Timber Decked Terrace With Built-In Lighting, Paved Patio Barbecue Terrace, Flowers, Plants, Trees And Shrubs
- Tarmac Driveway With Parking
- Integral Double Garage
- Convenient Position With Easy Access To Many Amenities Including Bangor Golf Club, Ballyholme Beach And Village, Bloomfield Shopping Complex, Bangor Town Centre And Schools
- Demand Anticipated To Be High And To A Wide Range Of Prospective Purchasers
- Early Viewing Essential

# Accommodation

## Ground Floor

Enclosed Entrance Porch

Reception Hall

Downstairs WC

Living Room  
16' 11" x 12' 2"

Sun Room  
15' 2" x 10' 5"

Family Room  
11' 0" x 10' 11"

Kitchen Open Plan to Casual Dining/ Family Area  
21' 11" x 13' 5"

## First Floor

Landing

Bedroom One  
13' 7" x 10' 5"

En-Suite Shower Room

Bedroom Two  
12' 5" x 8' 8"

Bedroom Three  
9' 4" x 8' 11"

Bedroom Four  
9' 5" x 8' 8"

Shower Room

## Outside

Garage One  
16' 10" x 8' 6"

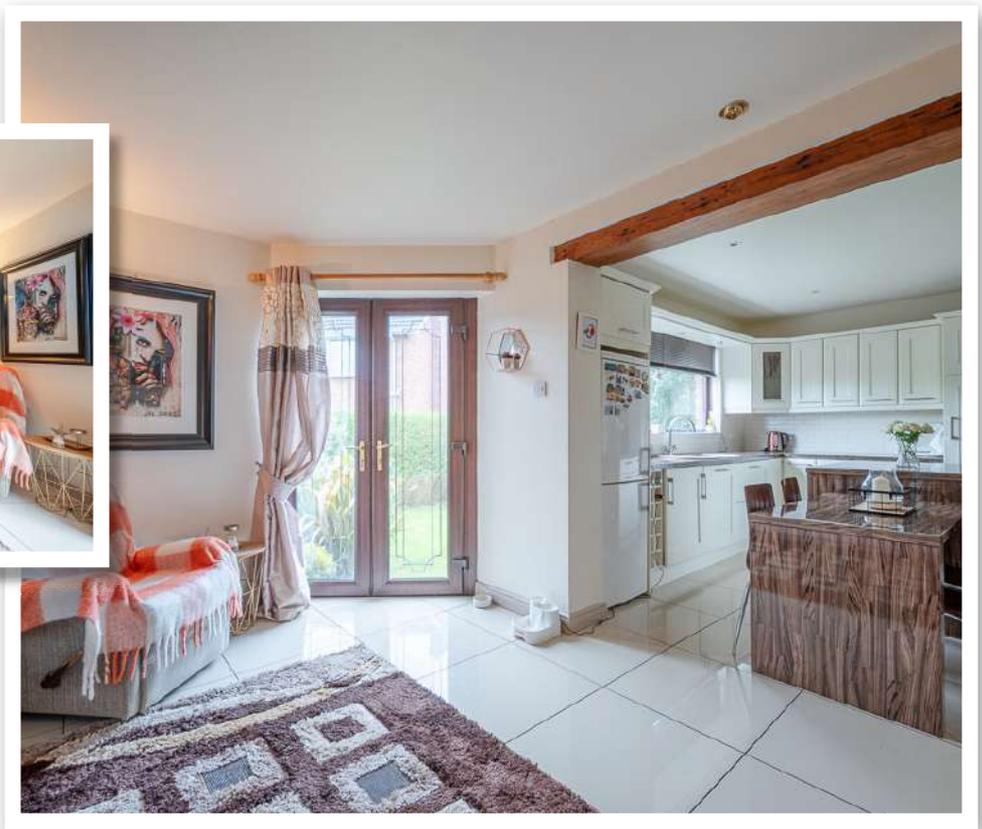
Garage Two  
16' 10" x 8' 11"

Superb Corner Site with Gardens in Lawn to Front Side & Rear with Excellent Degree of Privacy

For more information and photographs regarding the accommodation in this property, please visit:

[johnminnis.co.uk](http://johnminnis.co.uk)









# Directions

Heading out of Bangor, along Donaghadee Road, turn right into Thornleigh Gardens. Number 97 is located at top on your left



All measurements are approximate and for display purposes only



## Viewing

By appointment through agent.

## Free Valuation

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Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 - 100) A			
(81 - 91) B			
(69 - 80) C			
(55 - 68) D			
(39 - 54) E		47	
(21 - 38) F			
(01 - 20) G			
Not energy efficient - higher running costs			
			59

## Bangor/Ards Peninsula

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