



OFFERS AROUND

£139,950

21 Marquis Rise
Bangor
BT20 3HJ



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PINKERTONS

Sales, Lettings and Property Management

This semi-detached family home, offers exceptionally well-maintained and recently updated accommodation with private rear gardens and further potential, in this most popular and convenient location.

Superbly positioned in this quiet cul-de-sac location, yet within walking distance of Bangor Train Station making Belfast and beyond a straightforward commute.

This semi-detached home offers the canny first-time/young family buyer ready-to-move-into accommodation with obvious further potential and comprises three good-sized bedrooms, excellent storage, a spacious entrance hall, a lounge with feature wall-mounted fire, a modern kitchen with excellent

storage and dining area, and a contemporary family bathroom with double-width shower.

Externally, there is excellent driveway parking leading to an attached garage with internal access into the property and private rear gardens with a patio and mature shrubs - offering an ideal space for the young family to enjoy.

This property offers PVC double glazing including windows

doors, guttering, fascia, and eaves throughout, oil-fired heating, and has been superbly maintained while offering the lucky new family the opportunity to put their own cosmetic stamp on their "forever" home.

With opportunities, of this nature, few and far between Professionally accompanied viewings are highly recommended to appreciate this quality home.



PROPERTY FEATURES



THIS PROPERTY COMPRISES

Entrance Porch

PVC front door. Ceramic tiled floor.

Entrance Hall

15'9 x 11'6

Access to garage. Understairs storage.

Living Room

13'0 x 11'1

Picture window. Feature real-effect fireplace. Plank-style flooring.

Rear Lobby

PVC rear door.

Kitchen/Dining

17'3 x 9'8

Excellent range of high and low-level units with Formica worktops. Extensive storage. Stainless steel sink unit and drainer with twin taps. Electric hob. Plumbed for washing machine. Partially tiled walls. Plank-style laminate flooring.

First Floor

Access to roofspace.

Storage Room

Bedroom 1

13'1 x 9'2

Bedroom 2

13'4 x 12'1

Bedroom 3

11'2 x 9'3

Family Bathroom

6'5 x 8'6

Outside Front

Integrated Garage

28'5 x 11'6

Up and over door. Power and light.

Outside Rear

Directions

From Main Street, At the roundabout, continue straight onto Abbey St, Go through 1 roundabout, Turn left onto Newtownards Rd, Turn right onto Church St, and Continue onto Clandeboye Rd, Turn left onto Marquis Ave, Turn right into Marquis Rise and the property will be on the left-hand side.

REQUIRED INFO UNDER TRADING STANDARDS GUIDANCE

Tenure - Understood to be leasehold.

Length of Lease - Unknown

Ground Rent - To Be Confirmed

Current Rates - Understood to be £914.76.

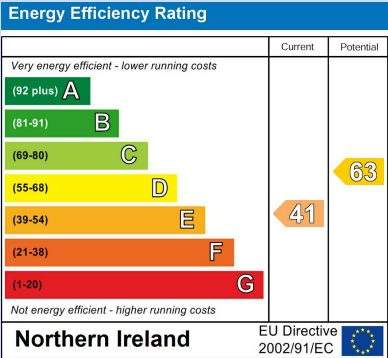
- Exceptionally Well Maintained And Updated Semi-Detached
- Three Well Proportioned Bedrooms, Excellent Storage Room
- Spacious Entrance Hall, Living Room With Feature Wall Mounted Fire
- Modern Fitted Kitchen With Dining Area
- Contemporary Family Bathroom With Double Width Shower
- Internal Access To Attached Garage, Spacious Rear Lobby
- PVC Double Glazed Windows, Doors, Fascia, Guttering And Eaves
- Oil Fired Heating, Excellent Energy Rating
- Driveway Parking, Private Rear In Lawn And Patio
- "Ready To Move Into" With Obvious Further Potential

FLOOR PLANS



Energy Efficiency Rating

The rating for this property is:



* For your information: The UK average rating is 'E50'.



DO YOU NEED TO SELL?

If you need to sell to fund your purchase we are pleased to advise our valuations are free. Contact one of our branches today to find out what your home is worth and why you should sell with Pinkertons.

WILL YOU NEED A MORTGAGE?

If you do speak to our team who will be happy to recommend an independent mortgage broker to help you get the mortgage you need for the house you want.

LETTINGS & PROPERTY MANAGEMENT

We have the UK's Best Property Management team and Northern Ireland's Best Lettings Department. If you need to let or rent a property you should speak with them first!



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