

207 Belfast Road Bangor, BT20 3PT

Offers around £175,000



**VICTORIA
PINKERTON**

victoriapinkerton.co.uk

Well Presented Three-Bedroom Semi-Detached Home In Prime Bangor Location

Located in the heart of Bangor, this well presented three-bedroom semi-detached house on the Belfast Road offers a delightful blend of comfort and convenience. Perfectly situated, the property is within easy reach of local schools, public transport, and a variety of amenities, making it an ideal choice for families and professionals alike.

Upon entering, you are welcomed into an open-concept layout seamlessly connecting the kitchen, dining, and living areas for effortless

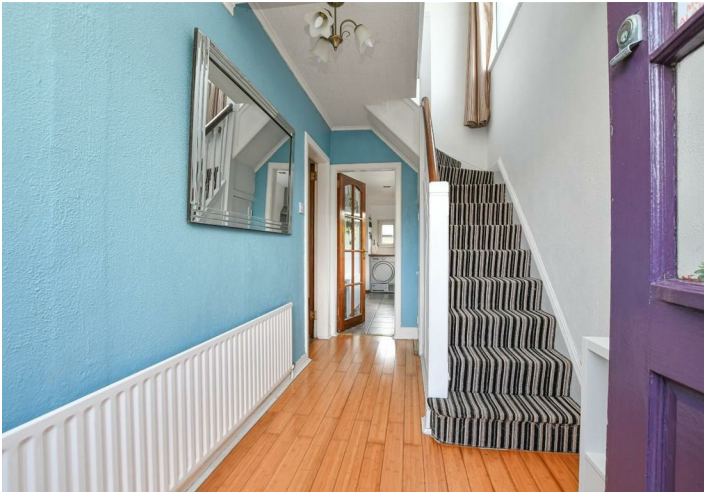
flow and modern living. Providing a warm and inviting atmosphere, perfect for both relaxation and entertaining. The well-appointed family bathroom is located upstairs, ensuring privacy and ease for all residents. Each of the three bedrooms is generously sized, offering ample space for rest and personalisation.

The property boasts an enclosed front garden that leads to a lovely back garden, providing a safe and private outdoor space for children to play or for hosting summer gatherings. Additionally, the

house features gas-fired central heating, ensuring a cosy environment throughout the colder months.

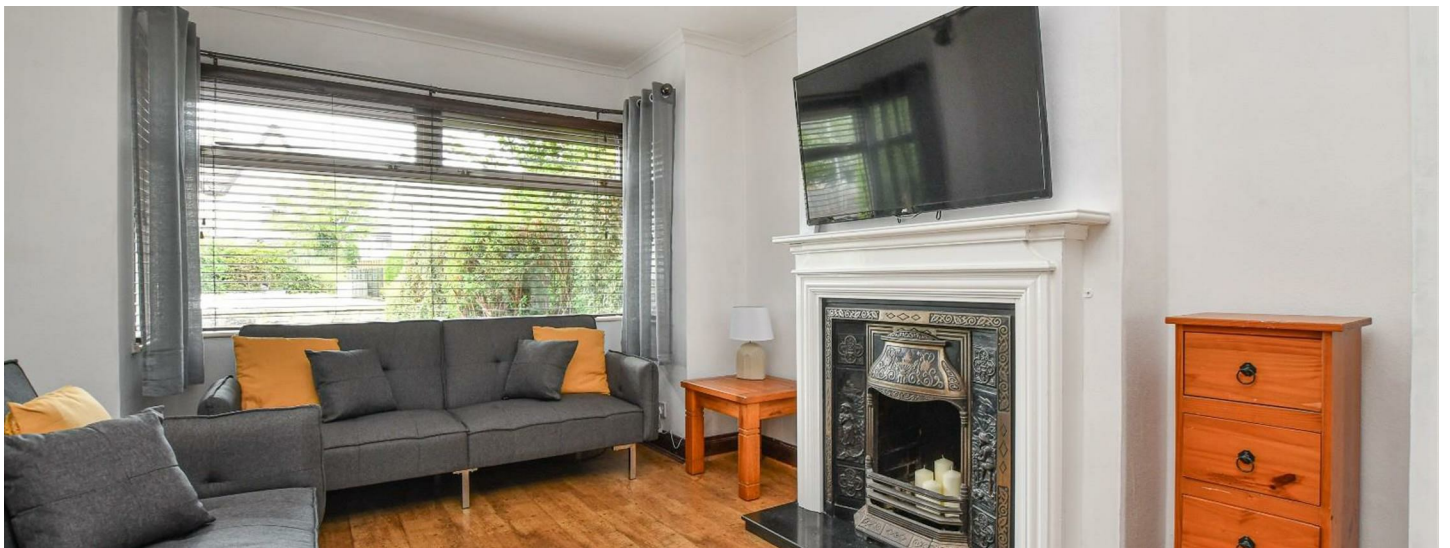
For those with vehicles, there is a convenient parking space at the back of the property, which also includes a shed for extra storage. This semi-detached home is not just a place to live; it is a wonderful opportunity to enjoy a vibrant community lifestyle in a sought-after location.

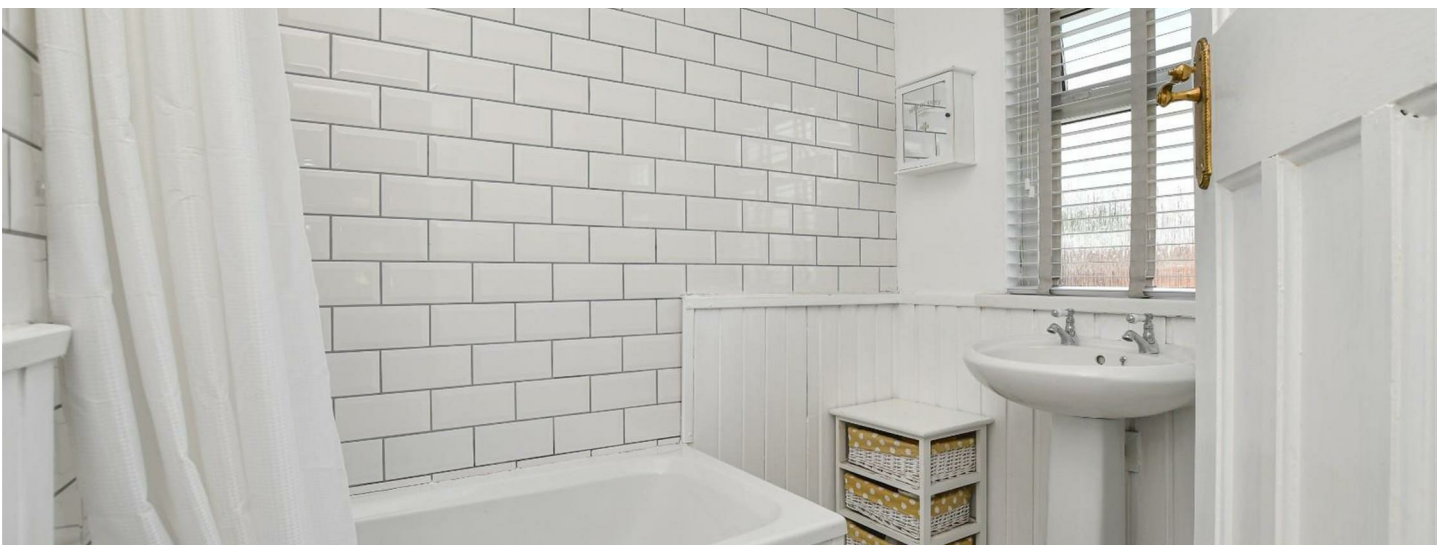


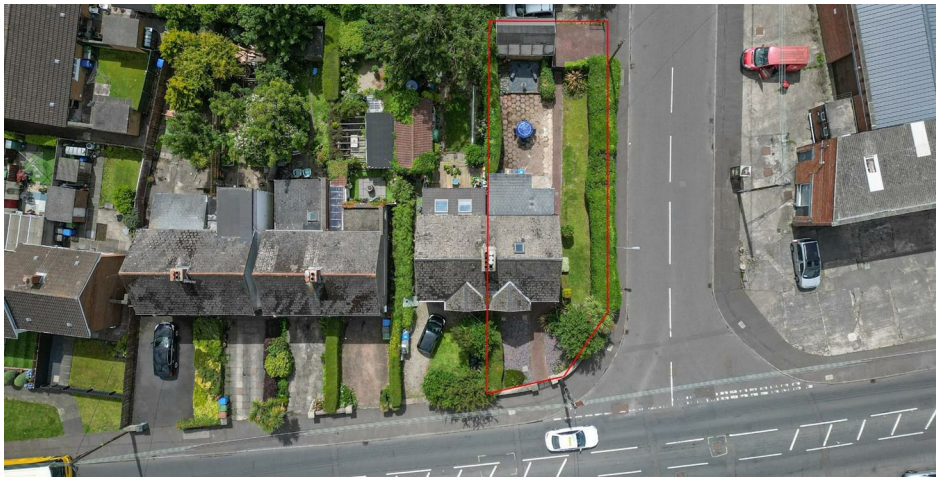


PROPERTY FEATURES

- Well-Presented Three-Bedroom Semi-Detached House Located In The Heart Of Bangor On Belfast Road
- First Floor Family Bathroom With Panelled Bath And Shower Above
- Off-Street Parking Space Located At The Rear Of The Property
- Excellent Opportunity For Families Or Professionals Seeking A Home In A Vibrant, Well-Connected Area
- Spacious Reception Room Offering A Warm And Inviting Space For Relaxing Or Entertaining
- Gas-Fired Central Heating And uPVC Double Glazed Windows
- Ideal Location Close To Local Schools, Public Transport Links, And Amenities
- Three Generously Sized Bedrooms Providing Ample Space And Flexibility
- Enclosed Front Garden And Private Back Garden, Perfect For Children Or Outdoor Gatherings
- Additional Shed Included For Convenient Outdoor Storage







WHAT3WORDS: shovels.backed.live

**VICTORIA
PINKERTON**

victoriapinkerton.co.uk

Bangor & Donaghadee
125 Main Street, Bangor BT20 4AE
028 9147 9393

Comber & Ards
7a The Square, Comber BT23 5DX
028 9140 4100

PROPERTY MEASUREMENTS

Hallway	13' x 5'11
Living Room	12'10 x 10'8
Dining Room	11'4 x 10'8
Family Room	9'10 x 10'9
Kitchen	5'10 x 13'11
Garage	17'1 x 10'2
Bedroom 1	12'10 x 9'9
Bedroom 2	9'9 x 8'11
Bedroom 3	6'11 x 6'8
Bathroom	6'10 x 5'7
Landing	6'11 x 6'7
Storage	2'3 x 3'

REQUIRED INFO UNDER TRADING STANDARDS GUIDANCE

Tenure - Understood To Be Leasehold
Ground Rent - Understood To Be
Approximately £12 Per Annum
Rates - Understood To Be £882.27 Per
Annum

Directions
Located off West Circular Road

Energy Efficiency Rating

The rating for this property is:

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D	57	58
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
Northern Ireland		EU Directive 2002/91/EC

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



These details are not part of any offer or contract. Statements in this document should not be considered factual; buyers must verify information through inspection or other means. Neither the vendor, Victoria Pinkerton, nor employees of Victoria Pinkerton are authorised to provide any representation or warranty regarding this property. Room measurements are approximate.