



JOHNMINNIS
ESTATE AGENTS &
LETTING SPECIALISTS

17 FOURTH AVENUE | Bangor, BT20 5JY
OFFERS AROUND £234,950





Offers Around £234,950
Semi Detached
3 Bedrooms
2 Receptions



Property Features

- Larger Than it Looks Extended Semi Detached Property
- Prime Location Within Ballyholme
- Well Presented Throughout
- Versatile and Flexible Accommodation
- Living Room with Potential for Cast Iron Stove
- Superb Modern Fitted Extended Kitchen with Range of Solid Wood Hand Painted Units, Open Plan to Family Dining Area
- Three Bedrooms
- Master with En Suite Bathroom
- Two Bedrooms on the Ground Floor
- Ground Floor Bathroom with Four Piece White Suite
- Phoenix Gas Heating
- Recently Installed uPVC Double Glazed Windows and Doors
- Recently Re-Wired, Re-Plumbed and Re-Plastered
- Front Garden in Lawns
- Driveway with Parking
- Detached Garage
- Fully Enclosed Rear Garden in Lawns with Storage Sheds

Accommodation

Ground Floor

Enclosed Entrance Porch

Reception Hall

Living Room
11'2" x 14'6"

Extended Kitchen Open
Plan To Dining/Family
Area
18'3" x 15'4"

Bedroom Two
12'6" x 9'0"

Bedroom Three
10'7" x 9'10"

Bathroom

First Floor

Landing

Master Bedroom
13'3" x 8'6"
En Suite Bathroom

Outside

Detached Timber
Garage
15'1" x 8'6"

For more information
and photographs
regarding the
accommodation in this
property, please visit:
johnminnis.co.uk



Located in the extremely popular Baylands area of Ballyholme, here is an ideal opportunity to purchase an extended semi detached property which is much bigger than it looks. Well presented throughout there is little left to do but move your furniture in and enjoy.

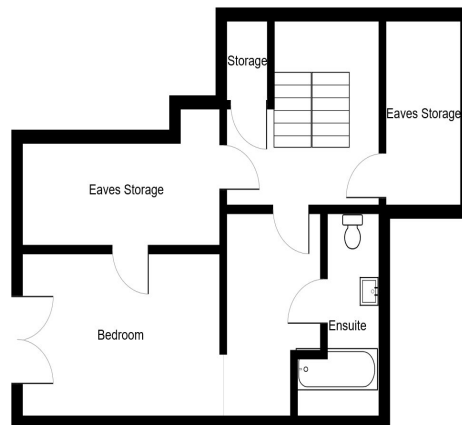
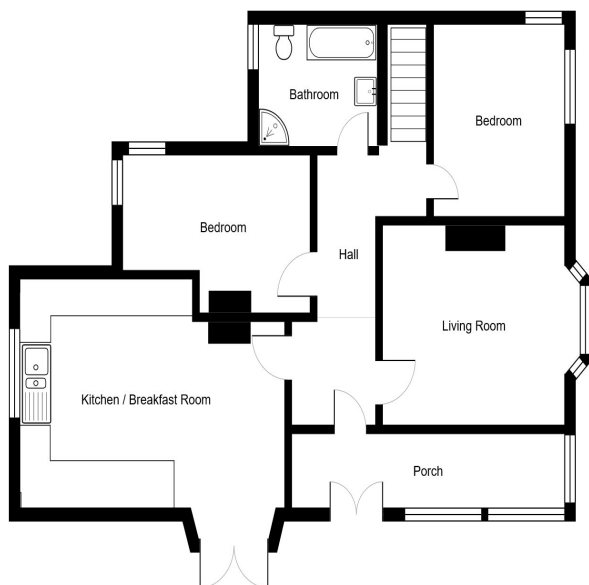
The accommodation comprises living room with potential for cast iron stove, extended superb modern fitted kitchen with solid wooden painted units, open plan to casual dining/family area, two bedrooms and a bathroom with four piece white suite, on the ground floor. Upstairs there is a master bedroom complete with en suite bathroom.

Outside there is an easily maintained front garden in lawns, driveway with parking and fully enclosed rear garden with lawns, detached garage and storage sheds. Other benefits include Phoenix Gas heating, recently installed uPVC double glazed windows and doors, and good size entrance porch.



Directions

Heading out of Bangor, along Ballyholme Road, turn right onto Second Avenue. Second Avenue becomes Fourth Avenue. Heading out of Bangor along Donaghadee Road, turn left onto Third Avenue and take the first right into Fourth Avenue.



All measurements are approximate and for display purposes only.



Viewing

By appointment through agent.

Free Valuation

We offer property valuations and financial advice free of charge to all our clients.



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JOHNMINNIS RENTALS

Our rentals division deal with all aspects of property rental, including full property management and corporate listings.

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 - 100)	A		
(81 - 91)	B		
(69 - 80)	C		
(55 - 68)	D	62	67
(39 - 54)	E		
(21 - 38)	F		
(01 - 20)	G		
Not energy efficient - higher running costs			

Awards & Recognition



Bangor/Ards Peninsula

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