

**RODGERS
&
BROWNE**

3 Hanover Chase, Off Old Gransha Road,
Bangor, BT19 7NT



offers over £315,000



The Agent's Perspective...

"A fantastic opportunity to acquire a detached home in the sought-after Gransha area. Set within a friendly neighbourhood, this property benefits from an exceptionally bright and sunny rear garden, excellent local schools close by, and convenient access to shopping facilities."

"While the home requires modernisation, it offers superb potential for buyers to create a stylish family residence tailored to their own needs"



76 High Street, Hollywood, BT18 9AE

T 028 9042 1414

EXPERIENCE | EXPERTISE | RESULTS



Entrance hall



Drawing room



Drawing room

The facts you need to know...

Spacious detached family home set within an ever popular residential setting

Drawing room with dual aspect and open fireplace

Separate dining room

Original Alwood kitchen opening to casual dining area

Ground floor cloakroom

Four bedrooms, main with shower

Main bathroom including shower cubicle

PVC double glazed, PVC fascias and soffits

Oil fired central heating

Southwest facing private garden laid in lawns and mature shrubs

Tarmac driveway with parking for three cars

Located within a short distance to many renowned schools including Bangor Grammar, Bloomfield Primary and Nursery, Ballymagee Primary School, Kilmaine Primary and Nursery and Glenlola Collegiate School to mention but a few

Ideally located to access main arterial routes linking Belfast City Centre

Lesley Bloomfield Shopping Complex is also only minutes away

A buyer wishing to renovate and put their own stamp on the property is likely to benefit from a reduced VAT rate of only 5% for materials rather than 20%

Convenient to Bangor City, Donaghadee, Hollywood and Newtownards towns



Kitchen with casual dining area





Dining room

The property comprises...

Ground Floor

Composite panelled door with glazed side lights to:

ENTRANCE PORCH: Ceramic tiled floor, exposed brick walls, glazed door and side lights to:

ENTRANCE HALL: Staircase to first floor with Newel post, handrail and spindles in mahogany, cornice ceiling.

CLOAKROOM: Low flush wc, wash hand basin.

DRAWING ROOM: 19' 11" x 11' 11" (6.07m x 3.63m)

Fireplace with marble inset and hearth, open fire, wall lighting, recessed lighting, ceiling rose, dual aspect.

DINING ROOM: 11' 11" x 11' 0" (3.63m x 3.35m)

Large picture window, wall lights, cornice ceiling, ceiling rose.

ORIGINAL ALWOOD KITCHEN WITH CASUAL DINING AREA
11' 11" x 11' 11" (3.63m x 3.63m)

Extensive range of high and low level cupboards, Formica worktops, single drainer stainless steel sink unit with mixer tap, four ring Creda Plan oven and Neff extractor over, Creda Plan double oven, part tiled walls, tongue and groove ceiling. Access to garage.



Main bedroom

First Floor

LANDING: Access to roofspace. Hotpress, insulated copper cylinder and shelving.

MAIN BEDROOM 13' 10" x 12' 0" (4.22m x 3.66m)

Plus, access to shower cubicle, fully tiled, thermostatically controlled shower unit.

BEDROOM (2): 11' 11" x 10' 5" (3.63m x 3.18m)

BEDROOM (3): 11' 11" x 9' 1" (3.63m x 2.77m)

BEDROOM (4): 9' 1" x 6' 11" (2.77m x 2.11m)

BATHROOM: 8' 11" x 8' 10" (at widest points) (2.72m x 2.69m)

Coloured suite comprising panelled bath with mixer tap and telephone shower, pedestal wash hand basin, low flush wc, fully tiled shower cubicle with thermostatically controlled shower unit, fully tiled walls.

Outside

ATTACHED DOUBLE GARAGE 18' 2" x 15' 10" (5.54m x 4.83m)

Electric up and over door. Oil fired central heating boiler. Light and power. Loft storage. Service door to rear.

Front gardens laid in lawns. Tarmac driveway with parking for three cars

Spacious and private southwest facing garden laid in lawns, flowerbeds and mature shrubs, flagged patio area.

PVC oil tank. Outside tap. Outside light.



Bedroom three



Bathroom



Rear garden



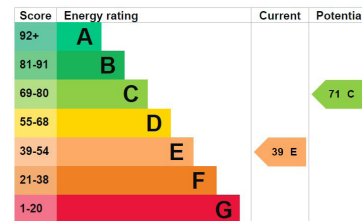
THIS INFORMATION IS FOR GUIDANCE ONLY
AND IS NOT EXHAUSTIVE

	Y	N	N/A
Is there a property management company?			X
Is there an annual service charge?			X
Any lease restrictions (no AirBnB etc) ?			X
On site parking?	X		
Is the property 'listed'?			X
Is it in a conservation area?		X	
Is there a Tree Preservation Order?		X	
Have there been any structural alterations?		X	
Has an EWS1 Form been completed?			X
Are there any existing planning applications?		X	
Is the property of standard construction?	X		
Is the property timber framed?		X	
Is the property connected to mains drains?	X		
Are contributions required towards maintenance?		X	
Any flooding issues?		X	
Any mining or quarrying nearby?		X	
Any restrictive covenants in Title?		X	

UTILITIES

Electricity	YES
Mains gas	YES
LPG	N/A
Mains water	YES
Cable TV or satellite	TO PURCHASERS CHOICE
Mobile Telephone	SEE: WWW.OFCOM.ORG.UK
Broadband and speed	SEE: WWW.OFCOM.ORG.UK

ENERGY EFFICIENCY RATING (EPC)



From 1st April 2025, property purchased up to £125,000 is exempt from Stamp Duty Land Tax (SDLT) unless it is purchased as a second home, in which case a 5% override applies. Homes purchased in excess of £125,000 pay SDLT on a sliding scale. There are exemptions for first time purchasers where no Stamp Duty is payable up to £300,000 if the purchase price is less than £500,000. Please contact your own legal adviser with any queries.

TENURE: Leasehold ground rent £50.00

RATES: The Regional rate pays for such services as: education, housing, health, roads, emergency services water and sewerage. The District rate funds services such as: building control, tourism, leisure facilities, community centres, environmental health, arts, events and recreation. More information about rates and what it pays for can be obtained by contacting the local council.

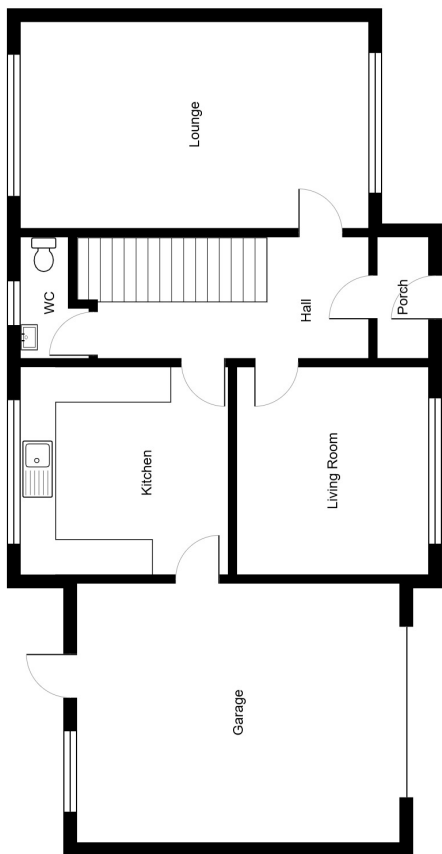
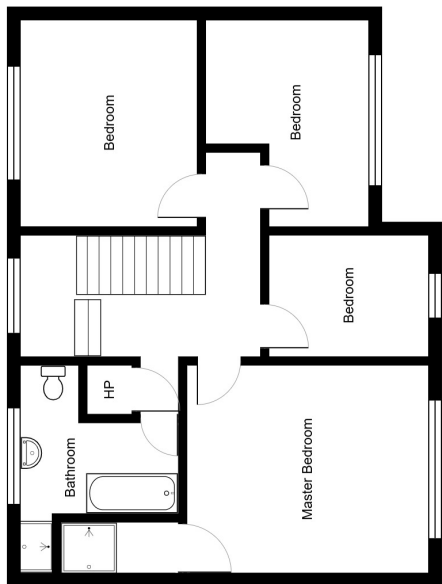
The assessment for the year 2025 /2026 is £1716.84.

VIEWING: By appointment with **RODGERS & BROWNE**.

Location

Travelling past Lesley Bloomfield shopping centre heading towards Groomsport, at the Gransha Road roundabout take the third exit onto Gransha Road, take your second left into Cranley Road, 1st left into Old Gransha Road 1st right into Hanover Road. 2nd Left into Hanover Chase and No 3 is on your left.

Floor plan



Total Area: 154.2 m² ... 1660 ft²
All measurements are approximate and for display purposes only.



Sales
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EXPERIENCE | EXPERTISE | RESULTS

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