

RODGERS & BROWNE

SALE AGREED



11 Hanover Hill
Bangor, BT19 7NR

offers around £224,950



The Owner's Perspective...

"For the past three years, this house has been more than just a place to live - it's been a home full of great memories. The friendly neighbours and strong sense of community have made everyday life enjoyable, with plenty of chats and a welcoming atmosphere. With three kids at different schools, the location has been a lifesaver, making the school run simple with Bangor Grammar, the Academy, and several primary schools all close by. The house has given everyone their own space when needed, but it's also been the perfect spot for family events and movie nights, thanks to its great layout. Plus, being close to bus routes into Bangor and Ards has made getting around easy.

Overall, it's been a fantastic home - comfortable, convenient, and full of good times."



76 High Street, Holywood, BT18 9AE

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EXPERIENCE | EXPERTISE | RESULTS



Living room



Living room



Entrance hall

The facts you need to know...

A spacious, well appointed family home, in an attractive chain free position

Ideal location within close proximity to excellent primary and secondary schools

Versatile layout with clever split-level design offering flexible living and bedroom space

Bright eye-catching double height entrance hall

Flexible use of ground floor room as a bedroom or a family room with direct access to the rear garden

Generous kitchen/dining room featuring integrated appliances and a stylish panelled wall

Bright living room with scenic outlook from Juliette balcony towards Newtownards

Modern bathrooms including a stylish main bathroom, an ensuite to the main bedroom and a ground floor cloakroom/wc

Convenient utility room and integral garage with remote controlled door and internal access

Fully enclosed rear garden with lawn and paved patio, perfect for family time and entertaining

Off street parking for up to three cars on a tidy tarmac driveway leading to garage

Gas heating and double glazed windows and doors

Move in ready condition with clean modern interiors and thoughtful features throughout



Kitchen open to dining room



Bedroom 2/family room

The property comprises...

GROUND FLOOR

ENTRANCE HALL

Stunning double height entrance hall with hardwood double glazed front door with side lights and fanlight, solid wooden floor. Dado rail.

Lower Level

Solid wooden floor.

BEDROOM (2)/FAMILY ROOM

12' 4" x 9' 4" (3.76m x 2.84m)
Laminate floor. uPVC sliding double glazed doors to garden.

CLOAKROOM/WC

White suite comprising wall hung basin with mixer tap, low flush wc, extractor fan.

INTEGRAL GARAGE

20' 0" x 10' 8" (6.1m x 3.25m)
Remote controlled roller garage door. 'Ideal' gas boiler. Light and power. Internal door to:

UTILITY ROOM

9' 4" x 5' 4" (2.84m x 1.63m)
Range of low level gloss cabinets with laminate worktops, single drainer stainless steel sink unit with mixer tap, plumbed for washing machine, space for tumble dryer, hot water cylinder, extractor fan. Hardwood double glazed external door to garden.



Bedroom one

First Floor

LIVING ROOM

16’ 6” x 11’ 3” (at widest points) (5.03m x 3.43m)
Feature wall with wood panelling, recessed shelves and fitted alcove cupboards. uPVC double glazed double doors to Juliette balcony and views over the countryside towards Newtownards. Laminate flooring, low voltage lighting.

KITCHEN OPEN TO DINING ROOM

18’ 2” x 13’ 1” (at widest points) (5.54m x 3.99m)
Extensive range of high and low level cupboards with laminate worktops, integrated Bosch electric oven and four ring gas hob with stainless steel and glass extractor fan above. One and a half bowl stainless steel sink unit with mixer tap. Integrated fridge freezer, plumbed for dishwasher. Feature panelled wall to dining area. Low voltage lighting. Laminate flooring.

HALF LANDING

BATHROOM

8’ 3” x 6’ 7” (2.51m x 2.01m)
Four piece white suite comprising panelled bath with mixer tap, wash hand basin with mixer tap and tiled splashback, fully tiled corner shower cubicle with thermostatically controlled shower unit, part tiled walls, tiled effect vinyl floor, extractor fan.

Second Floor

BEDROOM (1)

16’ 0” x 9’ 0” (at widest points) (4.88m x 2.74m)
Including built-in wardrobe with sliding doors. Countryside views. Door to:

ENSUITE SHOWER ROOM

9’ 6” x 4’ 10” (at widest points) (2.9m x 1.47m)
Three piece suite comprising tiled double shower cubicle with thermostatically controlled shower unit, wash hand basin with mixer tap and tiled splashback, low flush wc, tiled effect vinyl flooring, extractor fan.

BEDROOM (3)

9’ 9” x 9’ 8” (2.97m x 2.95m)

BEDROOM (4)

9’ 9” x 8’ 1” (2.97m x 2.46m)

LANDING

Hotpress with shelving. Access to roofspace.

Outside

Tarmac driveway with parking for three cars and flowerbeds. Steps to front door.
Fence enclosed rear garden laid in lawns and paved patio area. Tap and light.



Ensuite shower room



Bedroom four



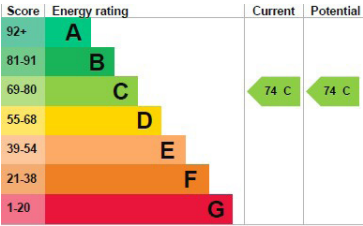
Bathroom



Bedroom three

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	

ENERGY EFFICIENCY RATING (EPC)



STAMP DUTY From 31st October 2024 to 31st March 2025, property purchased up to £250,000 is exempt from Stamp Duty Land Tax (SDLT) unless it is purchased as a second home, in which case a 5% override applies. Homes sold in excess of £250,000 pay SDLT on a sliding scale. There are exemptions for first time purchasers where no Stamp Duty is payable up to £425,000 if the purchase price is less than £625,000. Please contact your own legal adviser with any queries.

TENURE: FREEHOLD

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.

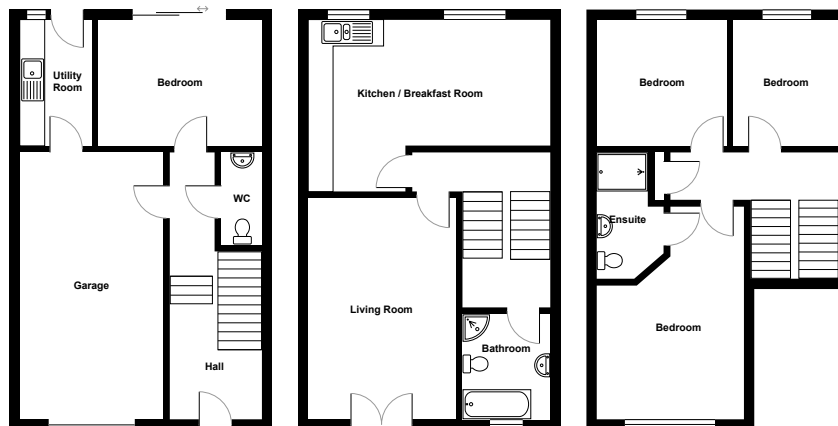
The assessment for the year 2025/2026 £1,335.32

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

Under the terms of the Estate Agency Act we are obliged to advise purchasers that this property is owned by a relative of a member of staff at RODGERS & BROWNE.

Location

From Old Gransha Road turn into Hanover Road, left into Hanover Chase to the end and right into Hanover Hill. No11 is on the left hand side.



Total Area: 149.3 m² ... 1607 ft²

All measurements are approximate and for display purposes only

**RODGERS
&
BROWNE**

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Disclaimer

These particulars do not constitute any part of an offer or Contract. None of the statements contained in these details are to be relied on as statements or representations of fact and intending purchasers must satisfy themselves by inspection or otherwise as to the correctness of each of the statements contained herein. None of the appliances in this property have been tested and no warranty is given regarding their useful life. Neither the Vendor nor **RODGERS & BROWNE** (or its employees) makes, gives or implies any representations or warranty whatever in relation to this property. All dimensions are approximate. Floor plans are not to scale, are for identification purposes only and must not be used for ordering / purchasing floor coverings.

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