

RODGERS & BROWNE



17 Albany Crescent
Bangor, BT19 6YL

offers over **£189,950**

SALE AGREED



The Owner's Perspective...

"Having called this wonderful home ours for the past seven years, we've filled it with treasured memories and moments of joy. Whether it was cosy evening by the stove, to hosting birthday parties and celebrations, every space has been thoughtfully cared for and truly lived in.

Nestled in a quiet cul-de-sac, the location has given us the perfect balance of community spirit and privacy—ideal for families, with excellent schools just a short walk away.

As we turn the page to a new chapter, we hope the next owners will experience the same comfort, happiness, and sense of belonging that made this house our home."



76 High Street, Holywood, BT18 9AE

T 028 9042 1414

EXPERIENCE | EXPERTISE | RESULTS



Living room



Living room



Entrance hall

The facts you need to know...

Attractive red brick semi detached home

Bright accommodation throughout

Spacious living room with feature multi-fuel burning stove

Modern kitchen opening to dining with an arch to the living room

Three bedrooms, main with built-in wardrobes

White bathroom suite

PVC double glazing

PVC fascias and soffits

Fully enclosed rear garden laid in lawns and patio area

Gas fired central heating

Detached oversized garage with light and power

Tarmac driveway with parking for up to three cars

Superb first time purchaser with an array of amenities close to hand

Lesley Bloomfield shopping complex is only minutes away with Bangor City Centre being 10 minutes away

Many renowned schools are on the doorstep including Bangor Grammar



Kitchen open to dining area



The property comprises...

GROUND FLOOR

Composite front door to:

ENTRANCE HALL

Staircase to first floor. solid oak flooring, part panelled walls, under stair storage, low voltage lighting.

LIVING ROOM

13' 4" x 11' 10" (into bay window) (4.06m x 3.61m)
 Feature wood burning stove, stone effect backing and slate hearth, oak mantle, low voltage lighting, solid oak flooring. Archway to:

KITCHEN OPEN TO DINING AREA

21' 5" x 8' 9" (6.53m x 2.67m)
 Extensive range of high and low level cupboards finished in a shaker style, under unit lighting, granite effect worktops, four ring ceramic hob and extractor above, one and a half sink unit and mixer tap, integrated dishwasher, space for American fridge freezer, eye level double oven, part tiled walls, low voltage lighting, ceramic tiled floor. Service door to rear.



Bedroom one

First Floor

LANDING

Hotpress with gas fired central heating boiler. Access to roofspace.

BEDROOM (1)

10' 10" x 8' 11" (3.3m x 2.72m)

Including built-in wardrobes with sliding mirrored doors, laminate flooring.

BEDROOM (2)

11' 2" x 9' 7" (3.4m x 2.92m)

Laminate flooring, low voltage lighting.

BEDROOM (3)

8' 1" x 7' 9" (2.46m x 2.36m)

Space for wardrobe, low voltage lighting.

BATHROOM

8' 0" x 5' 9" (2.44m x 1.75m)

White suite comprising panelled bath with mixer tap and telephone shower, low flush wc, modern wash hand basin, cupboards below and mixer tap, ceramic tiled floor, fully tiled walls, low voltage lighting.

Outside

DETACHED OVERSIZED GARAGE

21' 4" x 12' 5" (6.5m x 3.78m)

Light and power. Electric roller door.

Fully enclosed rear garden laid in lawns and patio area. To the front is a large tarmac driveway with parking for up to three cars.



Landing



Bedroom two



Bathroom

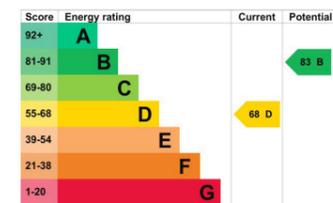


Bedroom three

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)



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 - £30 per annum

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 £953.80

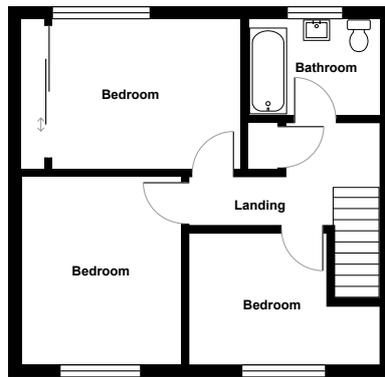
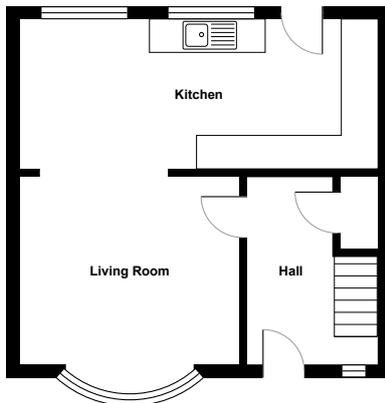
VIEWING: By appointment with **RODGERS & BROWNE**.

Location

Travelling along the Gransha Road away from Bangor City Centre pass Bangor Grammar School, turn left into Bexly Road, continue to the junction, left onto Ashbury Avenue, second right to Albany Road, sixth right into Albany Park, first right into Albany Crescent No 17 will be on your right.



Internal photograph of the garage



Total Area: 83.5 m² ... 899 ft²

All measurements are approximate and for display purposes only

**RODGERS
&
BROWNE**

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EXPERIENCE | EXPERTISE | RESULTS

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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.