



70 CHURCH AVENUE

BANGOR BT20 3EG

Offers Around

£215,000



SEMI-DETACHED | 3 | 1 | 2

70 Church Avenue presents a superb opportunity to acquire a charming home in one of Bangor's most convenient and well-regarded locations. Set within walking distance of the town centre, this property combines well-planned accommodation with excellent outdoor space and off-street parking, making it an ideal choice for families, professionals, or those seeking a home close to local amenities.

KEY FEATURES

- Attractive home in a sought-after and convenient Bangor location
- Welcoming Reception Hall
- Bright lounge to the front with feature bay window
- Open plan kitchen, dining and living space with patio doors opening onto the rear garden
- Ground floor cloakroom and WC adding everyday practicality
- Three well-proportioned bedrooms on the first floor
- Modern family bathroom serving the household
- Fully floored roofspace with Velux window, light and power
- Ample driveway parking to the front with mature planting
- Enclosed rear garden with lawn, patio and established borders
- Walking distance to Bangor city centre, schools, shops and coastal walks
- Suitable for a range of purchasers



ROOM DETAILS

ENTRANCE	Kitchen/Living/Dining	Bathroom
Front Door	20'0 x 14'2	9'3 x 8'2
GROUND FLOOR	FIRST FLOOR	Roofspace
Reception Hall	Landing	OUTSIDE
Downstairs WC	Bedroom One	Driveway Parking & Gardens
Lounge	Bedroom Two	
13'4 x 11'10	12'10 x 11'10	
	Bedroom Three	
	8'5 x 8'2	



DIRECTIONS

Travelling on the Newtownards Road out of Bangor take the right hand turn onto Church Avenue, number 70 is located on the right hand side.



THE LOCAL AREA

Bangor is a beautiful seaside town located just over 13 miles from Belfast. Bangor offers a wide variety of property with something to suit all. Bangor Marina is one of the largest in Ireland and attracts plenty of visitors. Tourism is a big factor in this part of the world.



Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
	66	78
Northern Ireland		EU Directive 2002/91/EC

OUR BRANCHES

B' FAST (028) 9065 3333 H'WOOD (028) 9042 8888 BANGOR (028) 9131 3833 D'DEE (028) 9188 8881 COMBER (028) 9187 1212

property@johnminnis.co.uk

JOHNMINNIS.CO.UK     



These particulars do not constitute any part of an offer or contract. None of the statements contained in these particulars are to be relied on as statements or representations of fact and intending purchasers must satisfy themselves by inspection or otherwise to the correctness of each of the statements contained in these particulars. The vendor does not make or give, neither John Minnis, nor any person in its employment any authority to make or give, any representation or warranty whatever in relation to the property. All dimensions are taken to the nearest 3 inches.