



Located within the heart of Helen's Bay, this attractive and extended detached family home occupies a wonderful, mature site enjoying a notably private aspect.

Offering potential, the property does require updating - Affording a wealth of accommodation, the layout could be adapted or reconfigured to suit the occupier's requirements. Currently comprising hallway, two to three reception rooms, kitchen plus utility & cloaks WC. Further investigation reveals five bedrooms and bathroom with separate WC. Externally, a tarmac driveway offers ample parking leading to two outbuildings. The generously proportioned site offers garden to the front complimented by an extensive rear garden in lawn bordered by hedging and mature trees.

A highly convenient yet quiet location, just a few minutes' walk away from Station Square railway halt for commuting for work or school to Belfast and Bangor. Also nearby to Crawfordsburn Country Park, Helen's Bay Golf Club and beautiful coastal walks. Bangor town is also nearby and offers a variety of amenities including shops, restaurants, leisure centre, churches and range of schools. We highly recommend internal viewing to appreciate all this home has to offer.

**Offers Over
£375,000**

60 Blackwood Crescent
Helen's Bay
BT19 1TJ

Viewing by
appointment
through agent
028 9042 4747



- Quiet yet convenient location within the heart of Helen's Bay
 - Attractive & extended detached family home
 - Offers potential- the property does require updating
 - Hallway
 - Living Room leading to:
 - Sitting Room
 - Dining Room
 - Kitchen with casual dining
 - Cloaks WC & Utility
 - Five well-proportioned Bedrooms
 - Shower Room with separate WC
 - Gas fired central heating
 - uPVC frame double glazed windows
 - Garage plus Outbuilding with light & power
 - Front garden in lawn bordered by trees and shrubs
 - Extensive, mature rear garden in lawn benefitting from private aspect
 - Ideal location for those commuting to Belfast via. road or rail
- Within proximity to Crawfordsburn Country Park, Helen's Bay Golf Club & beautiful coastal walks

GROUND FLOOR

HALLWAY: Hardwood front door, wood strip flooring

WC: Low flush wc, wash hand basin, oak strip flooring.

Glazed inner door to:

LIVING ROOM: 16' 5" x 10' 10" (5.0m x 3.3m) Raised tiled fireplace with electric fire insert. Feature bay window.

Open arch and step down to:

SITTING ROOM: 11' 6" x 11' 6" (3.5m x 3.5m) Oak block flooring, aluminium double glazed doors to exterior



DINING ROOM: 11' 10" x 11' 10" (3.6m x 3.6m)

KITCHEN: 22' 8" x 11' 10" (6.9m x 3.6m) Range of high and low level units, 1.5 stainless steel sink unit with drainer and mixer tap, space for cooker, laminate worktop

UTILITY ROOM: 11' 10" x 5' 7" (3.6m x 1.7m) Plumbed for washing machine, built in shower cubicle with mains shower, Worcester gas fired boiler. UPVC double glazed door to exterior.



FIRST FLOOR

BEDROOM (1): 16' 5" x 11' 2" (5m x 3.4m) (into bay) Range of built in robes with cupboard above.

BEDROOM (2): 11' 10" x 9' 2" (3.6m x 2.8m)

BEDROOM (5): 9' 2" x 8' 6" (2.8m x 2.6m) Currently used as a home office



BEDROOM (3): 11' 2" x 12' 2" (3.4m x 3.7m) Double built in robe

BEDROOM (4): 12' 2" x 8' 2" (3.7m x 2.5m)

BATHROOM: Cream bathroom suite, comprising panelled bath, pedestal wash hand basin, low flush wc, bidet, half tiled walls.



OUTSIDE

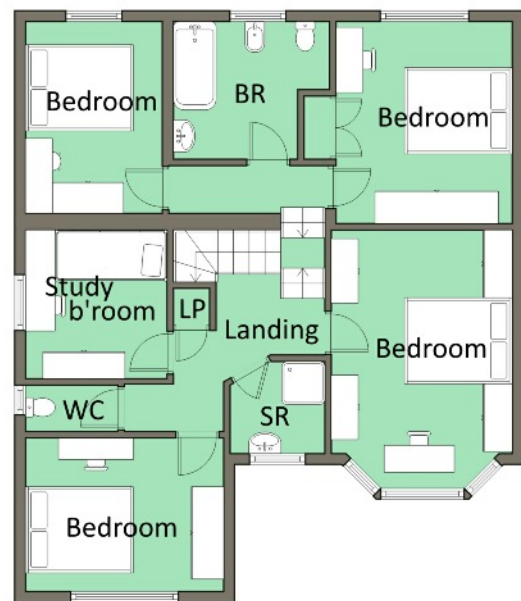
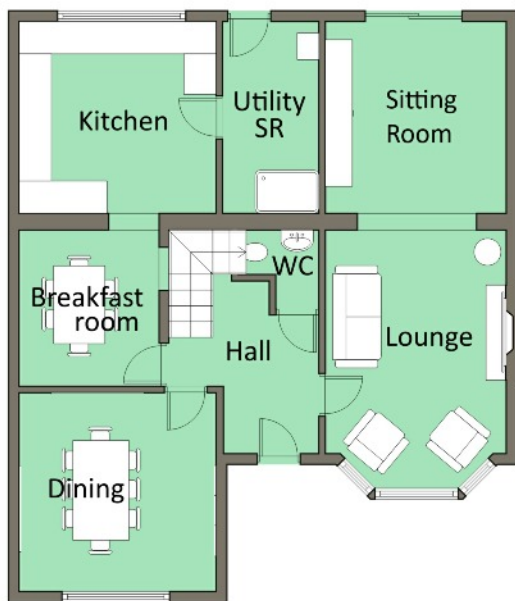
Tarmac driveway offering ample driveway. Front garden in lawn with mature shrubs, bordered by hedging.

GARAGE / OUTBUILDING: 18' 1" x 8' 2" (5.5m x 2.5m) Hardwood double doors, light.

OUTBUILDING: 17' 9" x 11' 6" (5.4m x 3.5m) Light and power

Enclosed rear garden in lawn bordered by mature trees and shrubbery. Outside tap.





LOCATION:

From Craigdarragh Road, turn right onto Bridge Road. Continue past the railway station then take a left onto Blackwood Crescent.

North Down - 028 90 42 4747
 Lisburn Road - 028 90 66 3030
 Ballyhackamore - 028 90 65 0000
 Lisburn - 028 92 66 1700
www.templetonrobinson.com



MONEY LAUNDERING REGULATIONS: Intending purchasers will be asked to produce identification documentation and we would ask for your co-operation in order that there will be no delay in agreeing the sale.

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 Templeton Robinson, nor any person in its employment has any authority to make or give, any representation or warranty whatever in relation to this property. All dimensions are taken to nearest 3 inches.