



OFFERS AROUND

**£355,000**

43 Grange Avenue  
Bangor  
BT20 3QF



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## An immaculately presented and imaginatively refurbished detached family home, with superb gardens and flexible outdoor spaces, on a prime corner site in this most sought-after Bangor West location.

Superbly positioned with many of Bangor West's premier amenities including Grange Primary School, St. Colmgall's Primary School, with Bangor West Train Station, and Stricklands Glen just a short stroll away, and Belfast a simple commute.

The stunning accommodation comprises four double bedrooms, a first-floor dressing room, a luxury family bathroom, a lounge with a multi-fuel stove, a study, a ground floor WC, and an impressive contemporary kitchen with informal "snug" and dining space with large PVC double doors to the landscaped gardens.

Externally there is excellent driveway parking with stone resin pathways and galvanized gates, a double-length enclosed carport with front and rear stable doors offering additional storage and security, a garage, and a separate workshop. The extensive gardens offer numerous family/entertaining spaces with stone resin pathways, mature lawn, hedging, and a stunning double height "garden room", plumbed for a hot tub and wired for outdoor entertaining - A unique and private space for the family to enjoy the winter sun.

The "back to brick" improvements include new PVC double glazing, windows, doors, window sills, guttering fascia, and eaves, updated wiring including consumer units, sockets

including USB sockets, and outdoor electrical points. Replumbing/gas heating, floor/cavity wall insulation, oak internal joinery/doors, re-flooring/re-decoration throughout. Combined with the new kitchen, bathroom, WC, dressing room with plumbing/en-suite potential, a bedroom with plumbing for a laundry area, excellent storage, and superb outdoor spaces.

The modern family "aesthetic" is embodied by the superb "B" Energy Rating. The addition of 12 solar panels offers approx. 4 kilowatts of renewable energy offering significantly reduced energy costs and potential income.

A beautifully presented family home with modern luxury and convenience - Professionally Accompanied viewing is highly recommended.



# PROPERTY FEATURES

- Immaculately Presented Detached Family Home,
- Superb "B" Energy Rating, 12 Solar Panels
- 4 Double Bedrooms, Master With Built-in Storage, Dressing Room
- Lounge With Multi-Fuel Stove, Separate Study
- Snug Open Plan To Contemporary Kitchen
- Informal Dining With Double Doors To Rear Gardens
- Downstairs WC, Luxury Bathroom
- "Back to Brick" Refurbishment Incl New Windows, Heating, Wiring, Solar Panels
- Private Corner Site, Flexible Spaces Incl Garaging, Enclosed Car Port, Workshop
- Modern And Inviting Home In Superb Bangor West Location



## THIS PROPERTY COMPRISES

### Entrance Vestibule

4'8" x 3'2"  
Pvc front door. Ceramic tile floor.

### Entrance Hall

13'6" x 6'10"  
Plank-style floor. Wood paneled walls. Built-in shoe storage. Recessed spotlights.

### Downstairs WC

5'2" x 2'9"  
White sanitary ware comprising low flush WC and wall mounted sink with monobloc tap. Wood paneled walls. Extractor fan.

### Lounge

Brick fireplace surround with multi fuel wood burning stove. Front view aspect.

### Study/Dining Room

9'11" x 8'11"  
Built-in shelving.

### "Snug"

10'5" x 8'3"  
Stone effect laminate floor. Wall-mounted electric fire.  
Open plan to

### Contemporary Kitchen

25'2" x 8'11"  
Excellent range of high gloss high and low-level units with solid wood block effect worktops. Ceramic hob with feature glass splash back. Feature "black steel" extractor hood above. Integrated oven and grill. Fridge freezer space with plumbing. Ceramic sink with chrome mixer tap. Part tiled walls. Stone effect laminate floor.  
Open plan to

### Informal Dining

Plank-style flooring. PVC double doors to rear.

### First Floor

17'2" x 5'8"  
Fire escape window. Re-modeled landing. Access to roof space.

### Bedroom 2

14'8" x 9'10"  
Extensive built-in storage. Front aspect.

### Dressing Room

8'4" x 4'8"  
Plumbed for cold water.

### Bedroom 3

13'6" x 10'6"  
Built-in shelving. Front aspect.

### Bedroom 1

12'1" x 9'11"  
Plank-style flooring. Recessed spotlights. Rear aspect. Rear aspect.

### Bedroom 4

10'2" x 9"  
Plank-style flooring. Plumbed for washing machine and dryer. Built-in shelving. Rear aspect. Rear aspect.

### Luxury Bathroom

8'4" x 4'8"  
Contemporary fully tiled suite comprising low flush WC, pedestal wash hand basin with mixer taps and vanity storage, and paneled bath with raindrop shower head. Chrome towel radiator. Extractor fan.

### Outside Front/Side

Front garden in lawn with mature hedging and shrubbery. Stone resin pathways. New Kerb sets. Drainage. Galvanised iron gates. Brick boundary walls and railings. Outside power sockets. Outdoor spotlights.

### Enclosed Car Port

28'9" x 9'1"  
Enclosed carport. Front and rear wooden "stable style" double doors. Light and power.

### Garage

17'1" x 9"  
Solar Panel controls. Paneled walls. Concrete slab flooring.

### Workshop

12'7" x 10'7"  
Power and light. Side access.

### Outside Rear

Stone resin pathways. Decorative stone borders and bar-be-que area. Brick boundary walls and railings. Mature hedging. Double-height outdoor timber-built "garden room" with outdoor power and light. Outdoor sockets. Plumbed for hot tub. Outside power sockets. Outdoor spotlights.

### REQUIRED INFO UNDER TRADING STANDARDS GUIDANCE

Tenure - Understood to be Leasehold  
Ground Rent – Understood to be £ 17.50 every 6 months.  
Current Rates - £ £1,515.52

### Directions

From Main Street at the roundabout, take the first exit onto Bryansburn Road, at the roundabout take the 2nd exit onto Grange Road. Turn left on Grange Avenue. The property will be on the right.



FLOOR PLANS



GROUND FLOOR

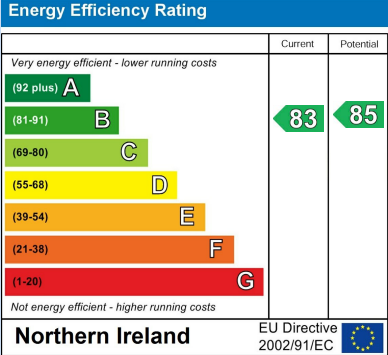


FIRST FLOOR



Energy Efficiency Rating

The rating for this property is:



\* For your information: The UK average rating is 'E50'.



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