

60 Balmoral Square Bangor, BT19 7XL

Offers over £175,000



VICTORIA
PINKERTON

victoriapinkerton.co.uk

Attractive Three Bedroom Semi-Detached Home In Popular Bangor Location

Welcome to this appealing semi-detached house situated in the conveniently located Balmoral Square, Bangor. This delightful property boasts three well-proportioned bedrooms, making it an ideal home for families or those seeking extra space. The master bedroom features an ensuite bathroom, providing a private retreat, while the additional family bathroom upstairs ensures convenience for all.

As you enter the home, you will find two inviting reception rooms that offer versatility for your living needs. The living room seamlessly flows

into an open-plan kitchen and dining area, creating a perfect space for entertaining guests or enjoying family meals. The layout is designed to enhance the sense of space and light, making it a warm and welcoming environment.

The property also includes a handy downstairs WC located off the utility room, adding to the practicality of the home. Outside, you will discover an enclosed back garden, ideal for children to play or for hosting summer barbecues. Additionally, off-street parking at the front of the house provides convenience and ease for

residents and visitors alike.

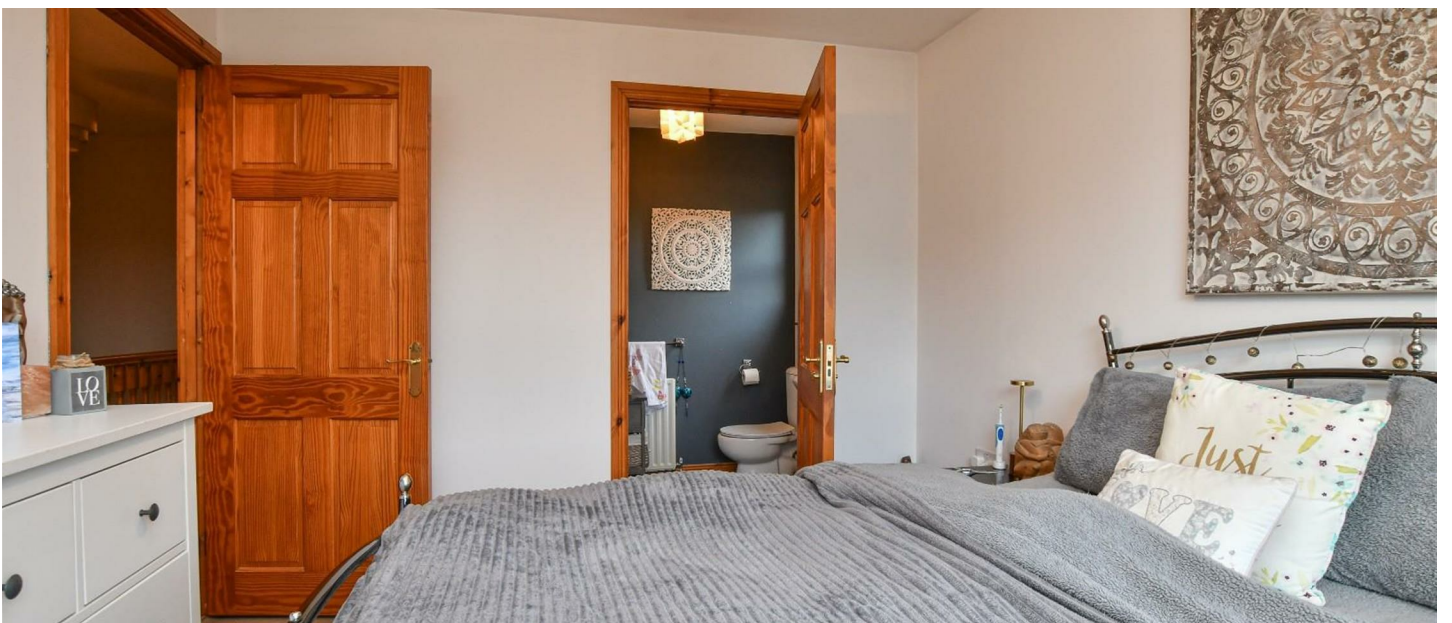
This lovely home in Balmoral Square is not only well-appointed but also situated in a friendly neighbourhood, close to local amenities and transport links. It presents a wonderful opportunity for anyone looking to settle in a vibrant community. Do not miss the chance to make this house your new home.

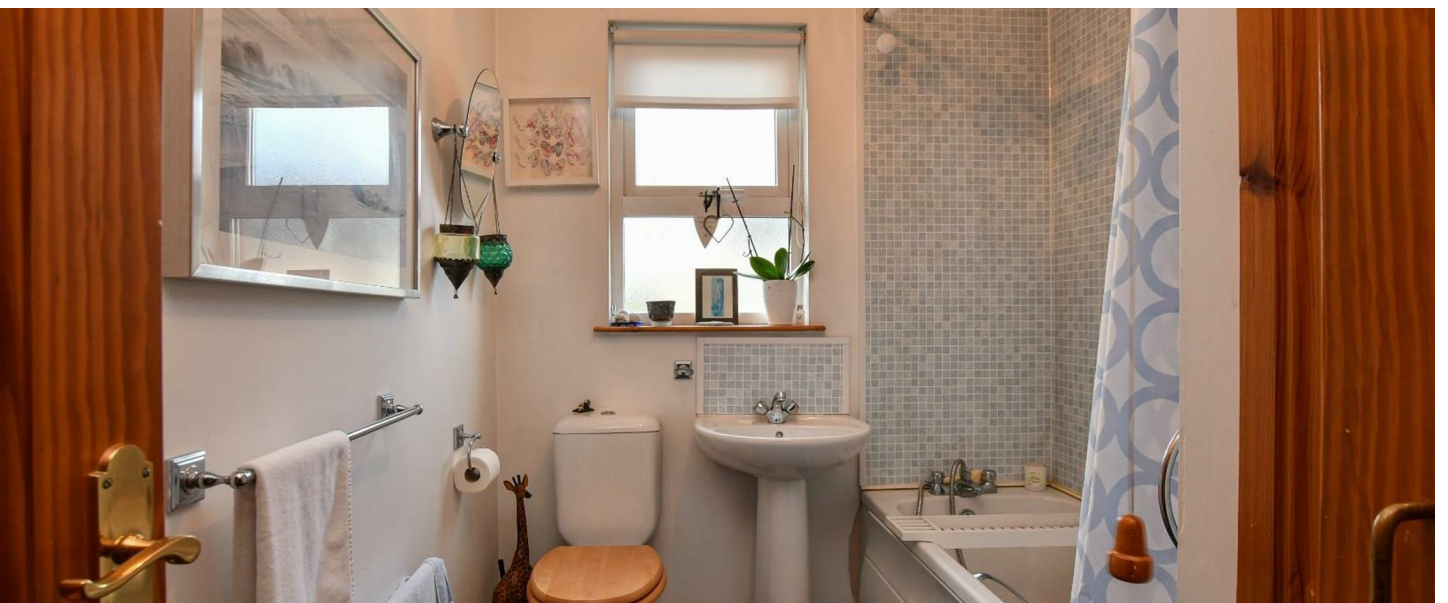




PROPERTY FEATURES

- Appealing Semi-Detached House Located In Balmoral Square, Bangor
- Additional Family Bathroom Located On The First Floor
- Downstairs WC Conveniently Located Off The Utility Room
- Off-Street Parking To The Front And Close To Local Shops, Amenities And Transport Links
- Three Well-Proportioned Bedrooms Ideal For Families Or Extra Space
- Versatile Reception Room Offering Flexible Living Options
- Gas Fired Central Heating And uPVC Double Glazed Windows
- Master Bedroom With Ensuite Bathroom For Added Privacy
- Open-Plan Kitchen And Dining Area Flowing From The Living Room
- Enclosed Rear Garden Ideal For Children And Outdoor Entertaining







PROPERTY MEASUREMENTS

Hallway	8'10 x 5'10
Living Room	12'9 x 16'
Kitchen	5'11 x 9'9
Utility	5'11 x 9'3
Toilet	5'11 x 5'
Bedroom 2	15'6 x 9'4
Bedroom 1	9'9 x 11'11
Ensuite	8'1 x 5'
Bedroom 3	11'10 x 7'10
Bathroom	6'2 x 8'6
Storage	2'8 x 2'8
Landing	6'2 x 11'8
Storage	2'11 x 2'9

REQUIRED INFO UNDER TRADING STANDARDS GUIDANCE

Tenure - Understood To Be Freehold
Ground Rent - Not Applicable
Rates - Understood To Be £954 Per Annum

Directions

Located off Balloo Road.

Energy Efficiency Rating

The rating for this property is:

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		
Northern Ireland	EU Directive 2002/91/EC	

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



WHAT3WORDS: ///formed.cost.they

Bangor & Donaghadee
125 Main Street, Bangor BT20 4AE
028 9147 9393

Ballyholme
88a Groomsport Road, Bangor BT20 5NF
028 9147 9444

Comber & Ards
7a The Square, Comber BT23 5DX
028 9140 4100

VICTORIA PINKERTON

victoriapinkerton.co.uk



These details are not part of any offer or contract. Statements in this document should not be considered factual; buyers must verify information through inspection or other means. Neither the vendor, Victoria Pinkerton, nor employees of Victoria Pinkerton are authorised to provide any representation or warranty regarding this property. Room measurements are approximate.