

# 16 Beechwood Gardens

## Bangor, BT20 3JD

*Offers around £145,000*



**VICTORIA**  
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# Convenient Three Bedroom End Terrace In Prime Bangor Location

Located in the convenient Beechwood Gardens of Bangor, this delightful end-terrace house presents an excellent opportunity for both small families and investors alike. The property boasts three well-proportioned bedrooms, making it ideal for those seeking a comfortable living space.

Upon entering, you are greeted by a spacious reception room that seamlessly flows into an open-plan kitchen and dining area, perfect for entertaining guests or enjoying family meals. The ground floor also features a conveniently located bathroom, complete with both a separate shower

and bath, catering to all your needs.

The property benefits from off-street parking, ensuring that you have a secure place for your vehicle. Additionally, the oil-fired central heating system provides warmth and comfort throughout the colder months. The enclosed back garden offers a private outdoor space, ideal for relaxation or for children to play safely.

Situated just a short walk from the vibrant town centre of Bangor, you will find a variety of shops, cafes, and amenities at your fingertips. This

location not only enhances the appeal of the property but also makes it a fantastic investment opportunity in a sought-after area.

In summary, this three-bedroom end-terrace house in Beechwood Gardens is a wonderful blend of comfort, convenience, and potential, making it a must-see for anyone looking to settle in Bangor.

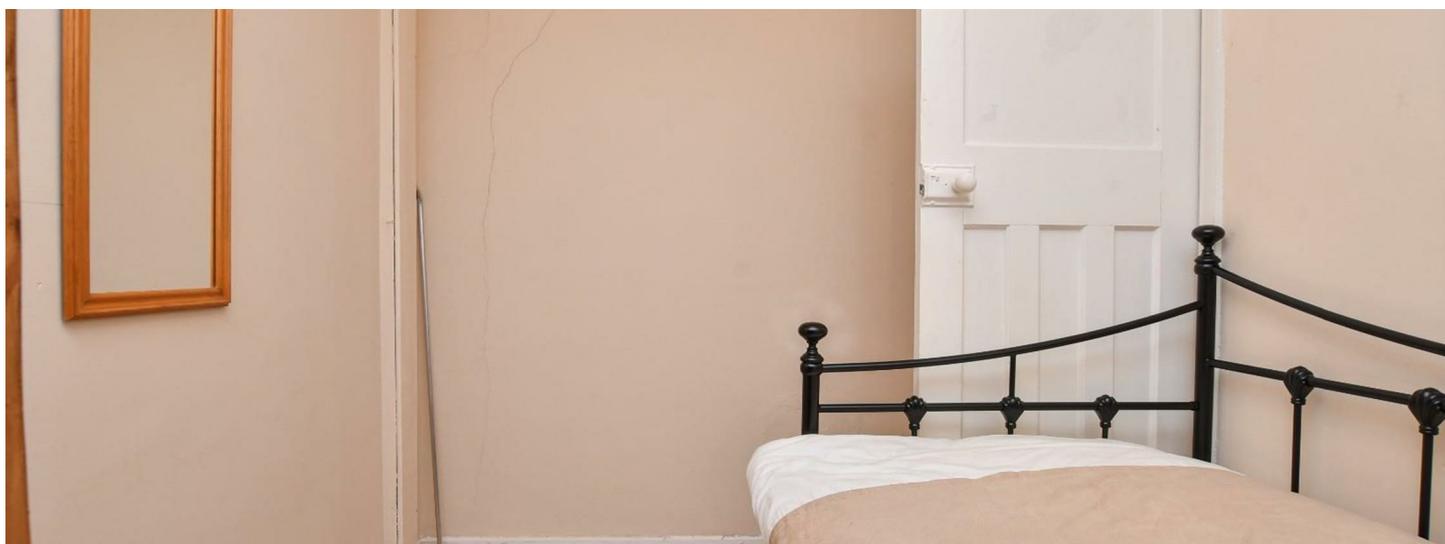
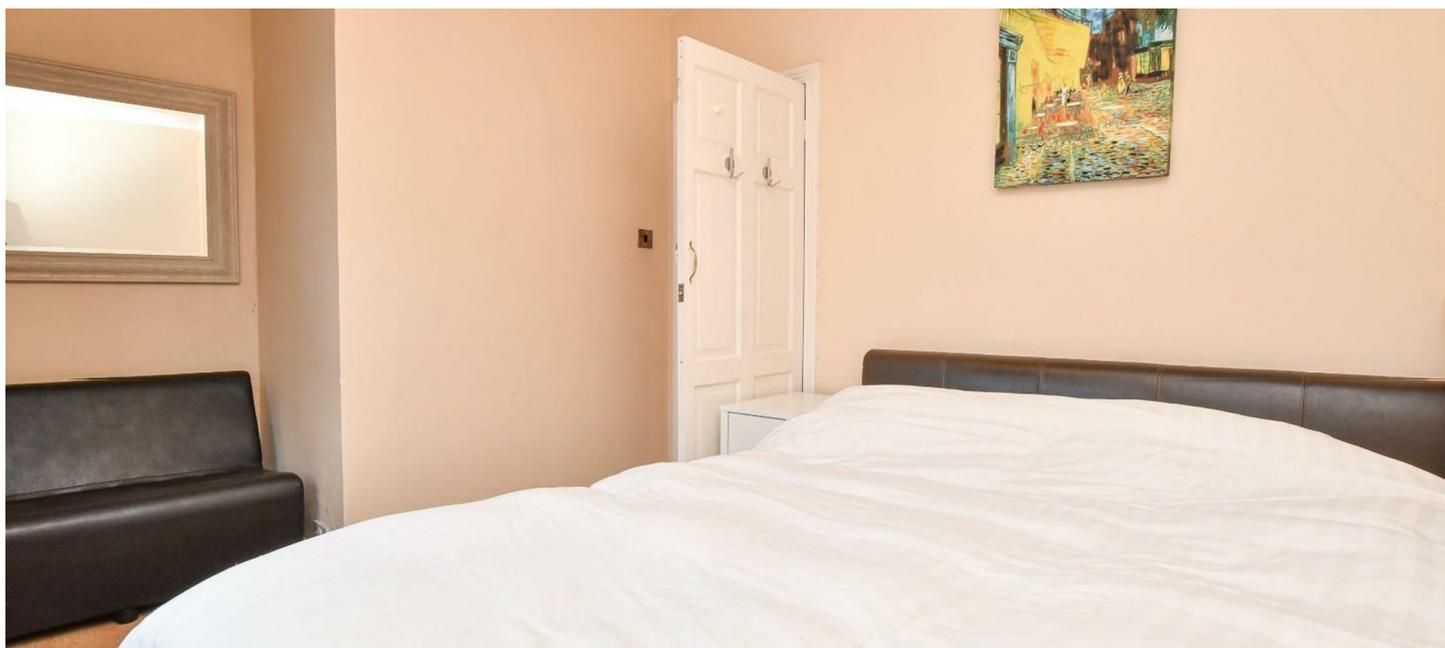




## PROPERTY FEATURES

- Located In The Convenient Beechwood Gardens Of Bangor
- Spacious Reception Room Flowing Into Open-Plan Kitchen And Dining Area
- Oil-Fired Central Heating For Year-Round Comfort
- Excellent Investment Opportunity In A Highly Sought-After Area
- Delightful End-Terrace House Ideal For Small Families Or Investors
- Ground Floor Bathroom With Separate Shower And Bath
- Enclosed Back Garden Providing Private Outdoor Space
- Three Well-Proportioned Bedrooms Offering Comfortable Living Space
- Convenient Off-Street Parking For Secure Vehicle Storage
- Short Walk To Bangor Town Centre With Shops, Cafes, And Amenities







## PROPERTY MEASUREMENTS

Living Room	13'10 x 12'6
Dining	6'1 x 13'5
Kitchen	5'6 x 16'2
Bathroom	7'1 x 9'8
Bedroom 1	13'10 x 9'1
Bedroom 2	9'7 x 7'
Bedroom 3	6'5 x 6'6
Landing	6'5 x 2'8

### REQUIRED INFO UNDER TRADING STANDARDS GUIDANCE

Tenure - Understood To Be Leasehold

Ground Rent - Understood To Be £10 Per Annum

Rates - Understood To Be £763 Per Annum

Directions

Located off Beechwood Avenue

### Energy Efficiency Rating

The rating for this property is:

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) <b>A</b>		
(81-91) <b>B</b>		
(69-80) <b>C</b>		
(55-68) <b>D</b>		
(39-54) <b>E</b>		
(21-38) <b>F</b>		53
(1-20) <b>G</b>	33	
Not energy efficient - higher running costs		
<b>Northern Ireland</b>	EU Directive 2002/91/EC	

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

 WHAT3WORDS: ///reward.rise.open

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