

# 28 Coronation Crescent Comber, BT23 5BG

*Offers over £150,000*



**VICTORIA  
PINKERTON**

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# Delightful Three Bedroom Semi Detached Home In Sought After Comber Location

Located in the popular area of Coronation Crescent, Comber, this delightful three-bedroom semi-detached house offers a perfect blend of comfort and convenience.

Off the entrance hall, you're welcomed into a spacious open-plan living and dining area that flows seamlessly through to a well-appointed kitchen. This thoughtfully designed space is perfect for modern family living and entertaining, with French doors opening out onto a spacious, enclosed, and well-maintained garden — ideal for outdoor dining, play, or relaxation.

Upstairs, you will find three well-proportioned bedrooms, each offering ample space for relaxation and personalisation. The family bathroom is conveniently located, ensuring the morning routine runs smoothly.

The property also benefits from gas-fired central heating, keeping the home cosy during the colder months, and uPVC double-glazed windows that enhance energy efficiency and minimise noise.

Situated close to local amenities, this home is just a stone's throw away from shops, schools, and parks,

making it an excellent choice for families and individuals alike. The surrounding area boasts a friendly community atmosphere, perfect for those looking to settle in a welcoming neighbourhood.

This semi-detached house in Comber presents a wonderful opportunity for anyone seeking a comfortable and practical living space in a desirable location. With its appealing features and proximity to essential services, it is a property not to be missed.



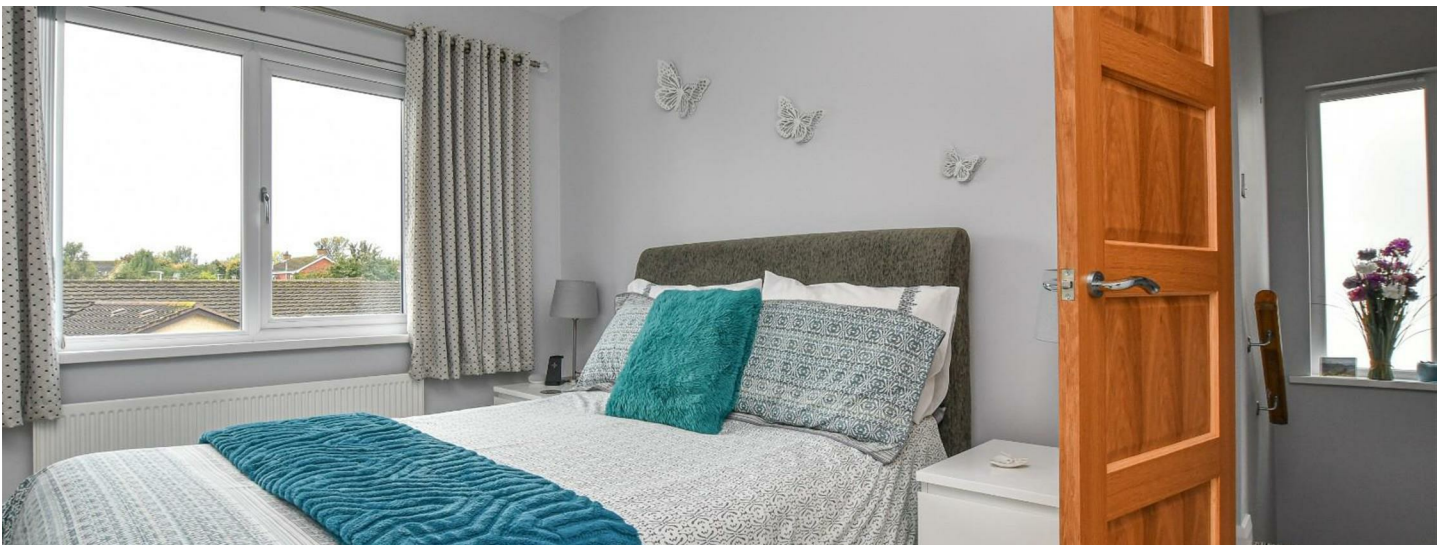




## PROPERTY FEATURES

- Well Presented Semi Detached Property In Popular Residential Location
- Three Well-Proportioned Bedrooms
- uPVC Double Glazed Windows And Gas Central Heating
- Ideal Home For Families Or Individuals Seeking Comfort And Convenience
- Spacious Open-Plan Living And Dining Room With French Doors Leading Out To Rear Garden
- Modern Family Bathroom Conveniently Located Upstairs
- Close To Local Amenities Including Shops, Schools, And Parks
- Modern Fitted Kitchen With Range Of Integrated Appliances
- Fully Enclosed Rear Garden Laid In Lawn And Patio Area
- Friendly Community Atmosphere In A Desirable Neighbourhood













WHAT3WORDS: word.word.word

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

## PROPERTY MEASUREMENTS

Hallway	14'2 x 7'
Storage	3'6 x 3'1
Living Room	23'6 x 11'4
Kitchen	7' x 8'10
Bedroom 1	10'3 x 12'
Bedroom 2	11'2 x 11'
Bedroom 3	7' x 9'1
Bathroom	8'1 x 8'8
Storage	2'3 x 2'9
Landing	8'2 x 7'7

### REQUIRED INFO UNDER TRADING STANDARDS GUIDANCE

Tenure - Understood To Be Leasehold  
Ground Rent - Understood To Be £0  
Per Annum  
Rates - Understood To Be £858 Per  
Annum

Directions  
Located off Darragh Road

### 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>		
(1-20) <b>G</b>		
Not energy efficient - higher running costs		
<b>Northern Ireland</b>		EU Directive 2002/91/EC

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



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