



**JOHNMINNIS**

ESTATE AGENTS &  
LETTING SPECIALISTS

**23 UPRITCHARD COURT, BANGOR, BT19 7AR**  
**OFFERS AROUND £165,000**



Scan for Property Details  
and to Arrange a Viewing







Offers Around £165,000

Semi-Detached

3 Bedrooms

1+ Reception



## Property Features

- Fantastic Semi Detached Property Within Popular Residential Development
- Deceptively Spacious Throughout
- Living Room with Bay Window
- Fitted Kitchen with Ample Space for Casual Dining and French Doors to Rear Garden
- Ground Floor WC
- Three Well Appointed Bedrooms
- Master with En Suite Shower Room
- Main Bathroom with White Suite
- Gas Fired Central Heating
- uPVC Double Glazing
- Off-Street Driveway Parking for Three Cars
- Fully Enclosed Low Maintenance Rear Garden with Southerly Aspect
- Ideally Suited to the First Time Buyer, Professional Couple, Young Family or Investor alike
- Early Viewing Strongly Recommended to Fully Appreciate all that is on Offer



# Accommodation

## Ground Floor

Reception Hall

**Living Room**  
13' 11" x 11' 5"

**Kitchen with Dining Area**  
15' 6" x 12' 1"

**Utility Room**  
6' 2" x 5' 0"

**Ground Floor WC**

## First Floor

Landing

**Bedroom One**  
14' 7" x 9' 0"

**En suite Shower Room**

**Bedroom Two**  
12' 2" x 7' 9"

**Bedroom Three**  
8' 8" x 6' 8"

**Bathroom**

## Outside

Off Street Driveway

Fully Enclosed Rear Garden in Paving Bordered By Fencing

For more information and photographs regarding the accommodation in this property, please visit: [johnminnis.co.uk](http://johnminnis.co.uk)



This is an ideal opportunity for first time buyer, professional couple, young family or investor alike to purchase a fantastic semi detached property within this popular residential development offering ease of access to many amenities including Bloomfield shopping complex, Ward Park, a range of local schools, Bangor Aurora Aquatic Centre and the city centre.

Well presented throughout and deceptively spacious the accommodation comprises of living room with bay window and fitted kitchen with space for casual dining and French doors to garden. Upstairs there are three well appointed bedrooms, master with en suite shower room, and main bathroom with white suite. Outside benefits from off-street private parking for three cars and an enclosed low maintenance rear garden with southerly aspect. A ground floor WC, utility area, gas fired central heating and uPVC double glazing add to the list of features.

Recent sales in the particular area have proven to have been extremely popular and we therefore recommend a viewing at your earliest opportunity to fully appreciate all that is on offer



# Directions

Heading from Bloomfield roundabout, along Bloomfield Road South, Upritchard is located on your left hand side just after Bloomfield shopping complex and before Bangor Rugby Club.



## Viewing

By appointment through agent.

## Free Valuation

We offer property valuations and financial advice free of charge to all our clients.



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## JOHNMINNIS RENTALS

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## Awards & Recognition



As rated by THE SUNDAY TIMES and THE IRISH TIMES

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 - 100) A			
(81 - 91) B			
(69 - 80) C		73	75
(55 - 68) D			
(39 - 54) E			
(21 - 38) F			
(01 - 20) G			
Not energy efficient - higher running costs			

## Bangor/Ards Peninsula

15 New Street, Donaghadee

Co. Down, BT21 0AG

T 028 9188 8881

property@johnminnis.co.uk



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