



3 Forthill Parade
BANGOR WEST BT19 1NW

O A £124,950



JOHNMINNIS
ESTATE AGENTS &
PROPERTY CONSULTANTS

ABOUT THE PROPERTY

It is immediately evident that this semi detached property has been superbly maintained both internally and externally. The accommodation has been tastefully decorated throughout and comprises; a large lounge with dining area, a newly fitted modern kitchen and recently converted utility room, separate reception room/ bedroom three and ground floor shower room. There are two double bedrooms to the first floor and excellent storage facilities.

The front garden is laid in lawn with a brick pavior driveway with ample parking. The well manicured rear garden has a recently installed decked area leading from the kitchen and lawned area which benefits from the sun all day.

Of particular note is the large detached garage with space for parking and storage.

Located on a quiet road just off the Rathmore Road, Forthill Parade is within walking distance to local shops including a café, post-office, chemist and convenience store. Springhill Shopping Centre with Starbucks and Tescos is only a few minutes away. Strickland's Glen is close by with access to the coastal path and picturesque shoreline walks between Holywood and Bangor.



- Beautifully Presented Semi Detached Chalet Bungalow
- NO ONWARD CHAIN
- Well Maintained Throughout with Stylish Internal Décor
- Lounge with Fireplace Open to Dining Area
- Recently Fitted Modern Kitchen
- Utility Room
- Ground Floor Bedroom/Reception Room
- Ground Floor Shower Room with White Suite
- Two Double Bedrooms to the First Floor
- Oil Fired Central Heating
- uPVC Double Glazing, Fascia and Guttering
- Brick Pavior Driveway with Ample Parking
- Large Detached Garage
- Front and Enclosed Rear Garden Laid in Lawns with Decked Area and Southerly Aspect



- Close to Bus and Rail Networks to Bangor and Belfast
- Quiet Residential Location Within Walking Distance to Local Shops and to Primary Schools Including Rathmore and Grange

ACCOMMODATION

ENTRANCE

uPVC front door with double glazed and leaded inset.

RECEPTION HALL

Laminate wooden floor. Storage under stairs. Built in hotpress with lagged copper cylinder and shelving above.

LOUNGE

21'9" x 11'2"

Cornice ceiling. Carved pine fireplace surround with tiled hearth. Chrome low voltage spotlights. Open to dining room. uPVC double glazed French doors to rear garden.

KITCHEN

13'11" x 7'8"

Modern fully fitted kitchen with excellent range of high and low level units, laminate work surfaces. Stainless steel single drainer sink and a half sink unit, chrome mixer taps. Four ring integrated stainless steel Smeg gas hob. Integrated stainless steel oven below. Overhead extractor fan. Space for larder fridge/freezer. Part tiled walls. Ceramic tiled walls. Outlook to rear garden. Glazed access door to...

UTILITY/REAR PORCH

Range of high level units, laminate work surfaces. Plumbed for washing machine. Plumbed for dishwasher. Ceramic tiled floor. uPVC double glazed access door to rear garden.

BEDROOM THREE

9'8" x 9'2"

Laminate wooden floor. Outlook to front.

SHOWER ROOM

White suite comprising; low flush w.c. Pedestal wash hand basin. Corner power shower cubicle with thermostatic shower unit. Fully tiled walls. Laminate wooden floor.

FIRST FLOOR

LANDING

Double built in robes. Large built in storage cupboard.

BEDROOM ONE

12'7" x 10'2"

Outlook to front.

BEDROOM TWO

10'1" x 9'8"

Range of built in cupboards with drawers and shelving. Laminate wooden floor. Outlook to side.

OUTSIDE

Front garden laid in lawns. Brick paviour driveway to garage with ample parking to side. Enclosed rear garden laid in lawns with decked patio area with built in l.e.d lighting. Oil storage tank. Water tap.

LARGE DETACHED GARAGE

18'9" x 10'8" approximately

Remote control roller shutter door. Light and power. Oil fired boiler. Access door to side.



HOLLYWOOD/NORTH DOWN BRANCH

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DIRECTIONS

Travelling along the Old Belfast Road towards Springhill/Bangor, turn left into Rathmore Road. Take the second on the left into Henderson Avenue and Forthill Parade is first on the right. No. 3 is located on the left hand side. It can also be accessed from the Crafordsburn Road side of Rathmore Road.



FINANCIAL ADVICE VIEWING

Our Financial advice service is designed to help you purchase property. This service is free and without obligation.

Please contact us, we will have an Independent Financial Advisor liaise with you directly.

CAPITAL VALUE

To be confirmed

By Appointment through Agent

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VALUATIONS

If you are thinking of selling, we offer free valuations and financial advice on all aspects on home ownership.

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ENERGY PERFORMANCE CERTIFICATE

The EPC for this property is available on request.

The energy efficiency rating for this property is:

46

E 39-54



JOHNMINNIS RENTALS



The Property Ombudsman SALES



HOLYWOOD/NORTH DOWN BRANCH

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