



39 Towerview Crescent | Bangor | BT19 6BA

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39 Towerview Crescent

Fantastic extended detached family home located in a very popular area within walking distance to Ballyholme beach

Beautifully presented and ready to move into

Excellent spacious kitchen with dining space

Large living room with feature fireplace

Family/dining room with access to the rear garden

Three well-proportioned bedrooms

Contemporary family shower room with a three piece suite

Gas fired central heating and double glazed throughout

Useful utility room with access to the kitchen and rear garden

Fully enclosed and private rear garden with patio areas

Detached garage and driveway with parking for 3+ cars

Within walking distance to primary and secondary schools

Offers Around: £187,000



Instantly Impressive!

This is a fantastic extended detached family home, both inside and out, set in an enviable location close to leading schools. The property is bright, airy and spacious with superb living space and will suit a wide range of purchasers, ideally those on the hunt for an attractive family home that is convenient to schools and the stunning North Down coastline and commuter routes to Belfast and beyond. The property is perfectly set-up for modern day family life with a choice of reception rooms and three bedrooms so there is plenty of space to relax, play and live in style!

Downstairs comprises of a welcoming entrance hall, living room with feature fireplace, a separate dining/family room with access to the rear garden, a handy downstairs guest WC, a useful utility room with good storage and plumbing for white goods and a beautiful kitchen with dining space. Upstairs comprises of three well-proportioned bedrooms and a shower room with contemporary three piece white suite.

Externally to the front there is a tarmac driveway leading to a detached garage and a lovely garden laid in lawn with mature plants and shrubs. To the rear is a fully enclosed and private garden laid in lawn with mature plants, shrubs and trees and paved patio areas, so there is always somewhere to enjoy the sun throughout the day until sunset.

Towerview Crescent is a very convenient and highly sought after location with an excellent range of primary and secondary schools within walking distance. The beautiful beach at Ballyholme is a 5 minute walk away and the lovely coastal village of Groomsport is also close by. With great local transport links and easy access to the ring road, the morning commute to work and school is relatively stress free!



	Current	Potential
Very energy efficient - lower running costs		
A 92 plus		
B 81-91		
C 69-80	71	74
D 55-68		
E 39-54		
F 21-38		
G 1-20		
Not energy efficient - higher running costs		



THIS PROPERTY COMPRISES

UPVC Front door with matching side panels to...

ENTRANCE HALL Laminate wooden flooring at entrance. Recessed lighting. Archway to cloaks space.

GUEST WC White suite comprising corner wash hand basin, low flush WC. Recessed lighting.

LIVING ROOM (4.68m x 3.67m) Feature sandstone fireplace with gas fire. Wall lights.

DINING/FAMILY ROOM (6.45m x 2.77m) Recessed lighting. French doors to the rear garden.

KITCHEN (5.23m x 3.28m) Range of high and low level units and drawers, marble effect work surfaces, stainless steel sink unit with mixer tap, integrated fridge/freezer, plumbed for dishwasher, 4 ring ceramic hob, built-in under counter oven

with concealed extractor unit over, dining space, tiled splashback, laminate wooden flooring, recessed lighting.

UTILITY ROOM (2.94m x 1.85m) Storage cupboards, sink unit. Plumbed for washing machine and tumble dryer. Tiled floor. Door to rear garden.

FIRST FLOOR

LANDING Hatch to fully floored roofspace with ladder access.

MASTER BEDROOM (4.58m x 3.37) Dual aspect windows.

BEDROOM (2) (3.7m x 3.24m)

BEDROOM (3) (2.75m x 2.52m)

SHOWER ROOM Contemporary three piece white suite comprising fully tiled corner double shower cubicle, wash hand basin and low flush WC. Chrome towel rail. Tiled floor, recessed lighting, extractor fan.

OUTSIDE

DETACHED GARAGE (4.95 x 2.89m) Up and over door. Light and power. Sectioned off for storage (2.81m x 1.53m)

Driveway with parking for 3 cars.

Front garden laid in lawn with mature plants, shrubs and trees.

Fully enclosed and private rear garden laid in lawn with raised patio area and mature trees. Light. Water tap.

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