



97 Beechfield Avenue | Bangor | BT19 7ZX

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97 Beechfield Avenue

An excellent detached property in the much sought after Beechfield development with an enviable end of cul-de-sac location

Four well-proportioned bedrooms – three of which are doubles

Master bedroom benefitting from an en-suite shower room

Spacious & contemporary family bathroom with 4 piece white suite

Downstairs guest cloakroom with white two piece suite

Useful utility room with good storage and plumbing for white goods

Spacious lounge with patio doors to the rear and French doors to the sunroom/dining room

Beautiful sunroom off the lounge with doors to the rear garden

Excellent modern kitchen with integrated appliances and space for dining

Large private rear garden laid in lawn benefitting from sun throughout the day

Gas fired central heating and double glazed throughout

Offers Around: £210,000



Instantly Impressive!

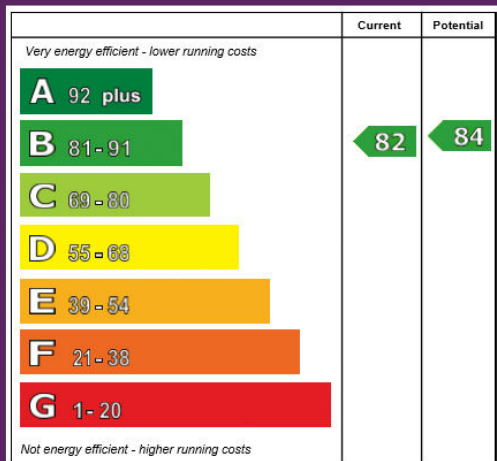
This is an excellent detached family home situated in the much sought after Beechfield development and offers plentiful and spacious modern accommodation to meet the demands of modern day life. The large living room has patio doors to the rear garden and French doors to the beautiful sunroom which also opens to the rear making it a perfect space for entertaining family and friends. Both inside and out, this property is beautifully finished and stands out as an excellent purchase for anyone looking to upgrade to a stylish and contemporary home.

Downstairs comprises of a bright and welcoming entrance hall with a useful downstairs guest WC, a lovely living room with doors to the rear garden and French doors to the beautiful sunroom, also with doors to the rear, perfect for relaxing with a coffee on even the coolest of days, a contemporary fitted kitchen with integrated appliances including a luxurious coffee machine, and plenty of room for a dining table and a utility room that is plumbed for white goods. Upstairs there is a large master bedroom with en-suite shower room, three further well-proportioned bedrooms and a large family bathroom with modern 4 piece white suite.

Externally, to the front there is an easily maintained front garden laid in lawn with mature plants and shrubs. To the rear there is a private and fully enclosed large garden laid with patio area. The outside space is completed by a large tarmac driveway to the side of the property with space for 3 cars.

Beechfield Avenue is a convenient and sought after location with plenty of amenities on your doorstep such as primary and secondary schools and local transport links. You are minutes from both Bangor and Newtownards town centre whilst also being ideally situated for commuting to Belfast.





THIS PROPERTY COMPRISES

GROUND FLOOR

UPVC door to...

ENTRANCE HALL

DOWNSTAIRS CLOAKROOM: Modern two piece white suite comprising semi pedestal wash hand basin with mono tap, low flush WC and heated towel rail.

KITCHEN: 15'3 x 10'9 (4.66m x 3.28m) High gloss white high gloss and dark wood kitchen with excellent range of high & low level units, laminate work surfaces, 1 1/2 bowl stainless steel sink unit with single drainer and mono mixer tap, integrated dishwasher, 4 ring gas hob with single oven under, stainless steel splashback, stainless steel extractor hood, integrated coffee machine, under unit lighting, spotlights, dining area, tile effect flooring, door to...

UTILITY ROOM: 9'5 x 5'10 (2.87m x 1.77m) Stainless steel sink unit, gas boiler, plumbed for washing machine. Door to rear garden.

LOUNGE: 12'5 x 21'7 (3.79m x 6.57m) Dual aspect. Double doors to rear patio and garden. French doors to...

SUNROOM/DINING ROOM: 10'1 x 10'5 (3.07m x 3.18m) Double doors to rear patio and garden.

FIRST FLOOR

MASTER BEDROOM: 12'9 x 10'6 (3.88m x 3.20m)

EN-SUITE SHOWER ROOM: Contemporary white three piece suite comprising semi pedestal wash hand basin, tiled splashback, low flush WC, fully tiled shower cubicle, heated towel rail, extractor fan, tiled floor.

BEDROOM (2): 12'9 x 9'6 (3.88m x 2.90m)

BEDROOM(3): 12'6 x 8'6 (3.82m x 2.59m)

BEDROOM (4): 8'7 x 10'11 (2.61m x 3.32m)

BATHROOM: Contemporary four piece white suite comprising semi pedestal wash hand basin, low flush WC, panelled bath with tiled splashback, fully tiled shower cubicle, extractor fan, tiled floor.

OUTSIDE

Front garden laid in lawn with feature flowerbed with mature shrubs.

Rear garden laid in lawn. Patio area. Shed. Water tap. Light.

LOCATION

Travelling from the Rathgael Road roundabout towards Newtownards, take the first slip road on the right and then right again into the Old Bangor Road. Take a left into Beechfield Development and at the T-junction, turn left into Beechfield Avenue and continue to follow the road to the end of the cul-de-sac.



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