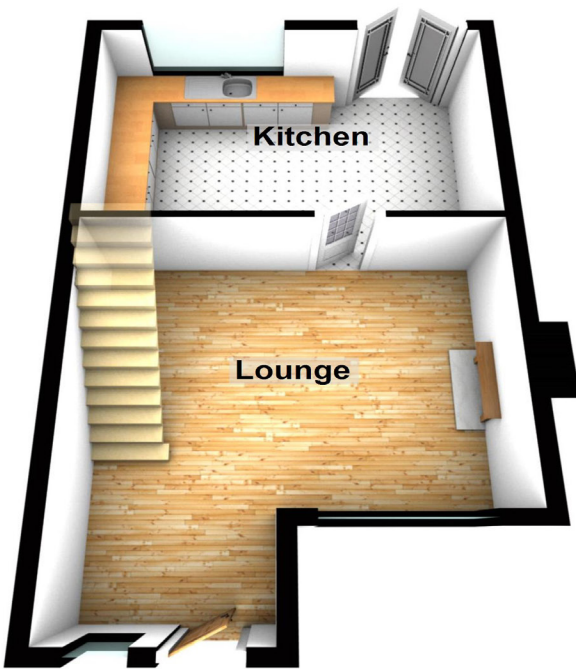


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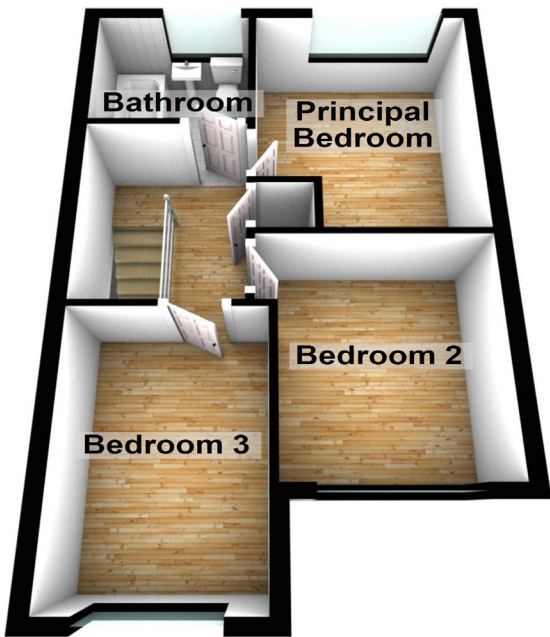
PROPERTY ESTATES



Ground Floor



First Floor



These particulars are given on the understanding that they will not be construed as part of a contract or lease. Whilst every care is taken in compiling the information, we give no guarantee as to the accuracy thereof and prospective purchasers are recommended to satisfy themselves regarding the particulars. We have not tested any heating or electrical systems

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PROPERTY ESTATES



50 Manor Avenue, Bangor
Offers Over - £139,950

FOR
SALE

- Semi-Detached Family Home
- Well Presented Throughout
- Spacious Lounge with Fireplace
- Modern Kitchen with Dining Space
- Contemporay Bathroom Suite
- Gas Fired Central Heating
- uPVC Double Glazing
- South Facing Rear Lawn
- Front Lawn Garden
- Off-Road Parking

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Independent Property Estates are delighted to offer to the Sales Market Number 50 Manor Avenue, Bangor, Co. Down.

This well-presented Semi-Detached Home, finished to a high standard throughout, is simply ready to move in to and enjoy. Accommodation on the Ground Floor comprises of a spacious lounge with a feature Cast Iron Fireplace and a modern 'Shaker' style Kitchen with space for dining. The First Floor of the Property comprises of three well-proportioned double Bedrooms and a contemporary styled Bathroom Suite.

This Property benefits from Gas Fired Central Heating and uPVC Double Glazing throughout.

Externally, to the front of the Property there is a lawn garden and a driveway provides off-road parking. To the rear there is a south facing fence enclosed garden primarily in lawn.

The Manor Development is located off the West Circular Road, close to it's connection with the Belfast Road and as such provides easy access to arterial routes for those commuting to Belfast.



Ground Floor

Lounge (15' 9" x 12' 7")

Front aspect Reception Room with access to understairs storage and a feature Cast Iron Fireplace.

Kitchen / Dining (15' 9" x 10' 5")

Modern 'Shaker' style fitted Kitchen with a range of high and low level fitted units with complimentary Worktops, a Stainless Steel Sink Unit and plumbed for a Washing Machine. Complete with tiled floor, part tiled walls and provides space for dining. Double doors lead to Rear Garden.

First Floor

Principal Bedroom (12' 2" x 8' 11") at widest point

Rear aspect double Bedroom with Laminate Wooden Floor.

Bedroom Two (10' 10" x 8' 2")

Front aspect double Bedroom with Laminate Wooden Floor.

Bedroom Three (12' 1" x 7' 2")

Front aspect double Bedroom with Laminate Wooden Floor.

Bathroom

Contemporary styled Bathroom with a white three-piece comprising a Push Button W.C., a Wash Hand Basin with storage under and a tile surround Bath with Mains Shower. Complete with tiled floor and part tiled walls.

Outside

Front

Garden laid in lawn and a driveway provides off-road parking.

Rear

South facing fence enclosed garden laid primarily in lawn.

