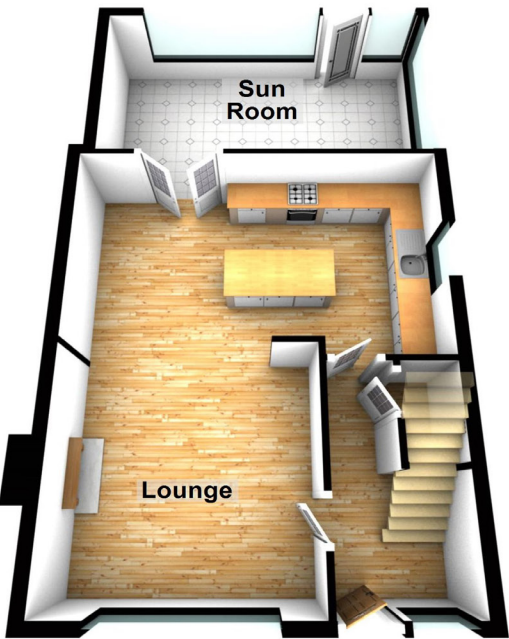


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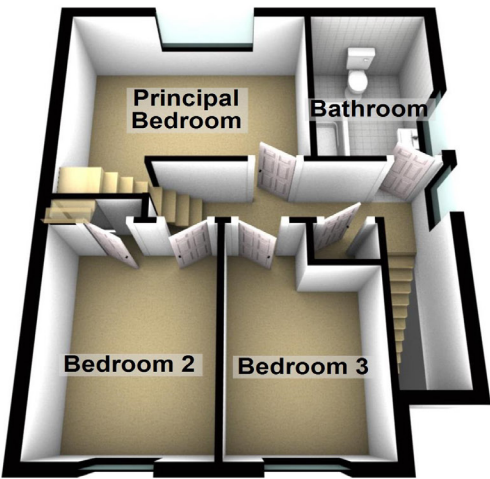
PROPERTY ESTATES



Ground Floor



First Floor



Second 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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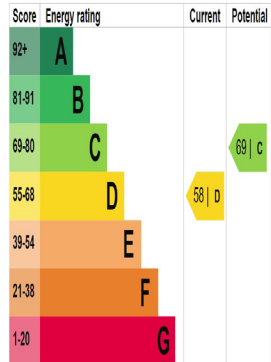
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PROPERTY ESTATES



51 Birch Drive, Bangor
Offers Over - £159,950



- Semi-Detached Home
- Fully Modernised Throughout
- 3 Well-Proportioned Bedrooms
- Spacious Lounge Open Plan to:
- Newly Fitted Kitchen to Dining
- Spacious Rear Aspect Sun Room
- Newly Fitted Bathroom
- uPVC Double Glazing
- Gas Fired Central Heating
- Rear Garden in Lawn
- Detached Garage
- Cul-De-Sac Location

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Rarely does the opportunity present itself to acquire a Property in a popular residential area that has been fully modernised and renovated to an exacting standard that is simply ready to move in to and enjoy.

Internally, this Property has been fully overhauled; including newly fitted electric, radiators, flooring, uPVC windows, a stunning new Kitchen with a range of integrated appliances and a newly fitted First Floor contemporary Bathroom Suite. Externally, this Property has been sympathetically enhanced with new PVC Facia, Soffits and Guttering as well as a newly laid Tarmac Driveway.

Ground Floor

Entrance Hall

Bright Entrance Hall with a newly installed exterior PVC door with full length double glazed side panel. Complete with newly fitted Laminate Wooden Floor.

Lounge (12' 3" x 11' 10")

Spacious front aspect Reception Room with Laminate Wooden Flooring and a feature Cast Iron Fireplace with a wooden surround. Open Plan to:

Kitchen / Dining (18' 3" x 12' 0")

Newly fitted 'Shaker' style Kitchen with an excellent range of high and low level units & matching Island Unit. Range of integrated appliances including a Hob with Oven under, a Dishwasher, a Fridge / Freezer, a Stainless Steel Sink Unit and is plumbed for a Washing Machine. Double Doors through to:

Sun Room (17' 6" x 10' 0")

Spacious rear aspect Reception with newly fitted Laminate Wooden Floor Continued from the Kitchen / Living Space.

First Floor

Principal Bedroom (11' 11" x 9' 1")

Rear aspect double Bedroom.

Bedroom Two (11' 4" x 7' 8")

Front aspect Bedroom.

Bedroom Three (11' 4" x 6' 11")

Front aspect Bedroom.

Bathroom

Newly fitted contemporary styled Bathroom with a white three-piece suite comprising a Push Button W.C. a Bath with Shower Attachment with surrounding wall tiling and a Vanity Unit Wash Hand Basin. Complete with tiled flooring.

Converted Roof Space (10' 2" x 10' 1")

Fixed staircase access to Roof Space.

Outside

Front

Newly laid Tarmac Driveway providing off-road parking and access to the Detached Garage.

Rear

Garden laid primarily in lawn as well as loose stone.

Detached Garage (24' 5" x 11' 3")

Spacious Garage with Light, Power, Up & Over Door and a separate side door.

