

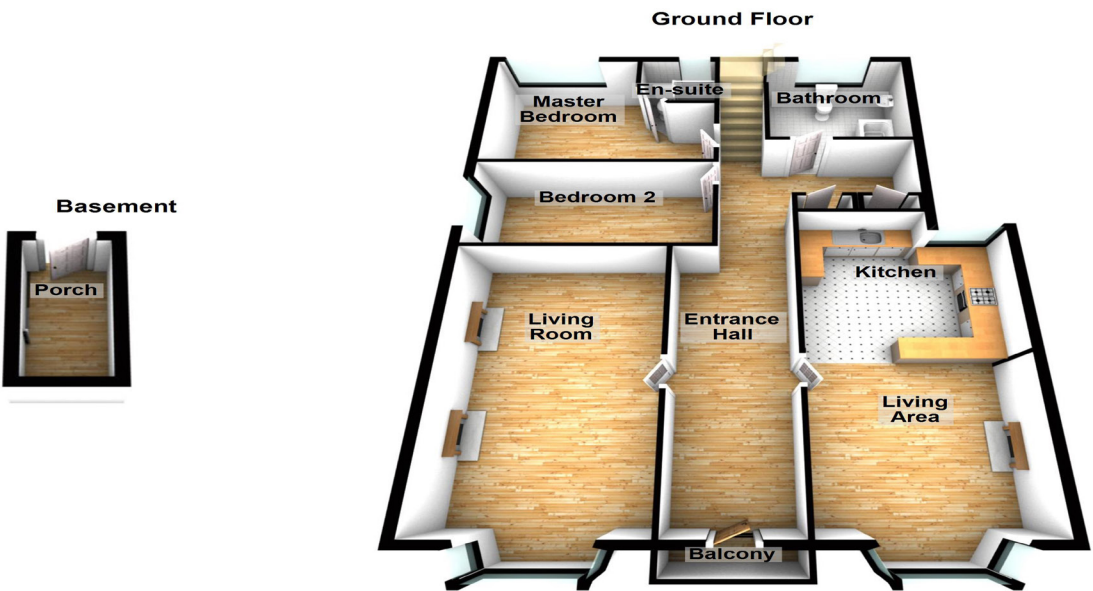
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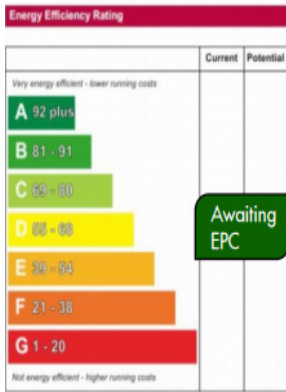


FOR
SALE

2b Springfield Avenue, Bangor

Offers Over - £139,950

- First Floor Apartment
- Two Bedrooms
- Master Bedroom Ensuite
- Spacious Living Room / Lounge
- Fitted Kitchen / Living Area
- Family Bathroom Suite
- Oil Fired Central Heating
- Garage, Resident's Parking Area
- Bangor Town Centre Location



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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Independent Property Estates are delighted to offer to the Sales Market Number 2B Springfield Avenue, Bangor.

This spacious Town Centre Apartment, occupying the first floor offers living accommodation in the form of two Bedrooms – the Master Bedroom benefitting from an Ensuite Shower Room, a spacious Living Room / Lounge, a fitted Kitchen / Living Area and a Family Bathroom Suite.

In light of the spacious attic area, we are of the opinion that this area could ideally be utilised and facilitate an additional bedroom, subject to the relevant permissions being granted.

Comprises

Entrance Porch (9' 03" x 3' 09")

Entrance Hall (32' 03" x 10' 04")
Bright and spacious with Laminate Wooden Flooring. Complete with two built in storage Cupboards, Access to Roof-space and access to the Balcony Area via a uPVC and Glazed Door.

Living Room / Lounge (23' 07" x 11' 09")
Bright and spacious front aspect Reception Room with Laminate Wooden flooring and a feature open Fire with an exposed Brick Chimney Breast. Complete with stunning views over Ward Park.

Kitchen (12' 02" x 11' 09")
Fitted Kitchen with an excellent range of high- and low-level units with complimentary roller edge Laminate Worktops, a Stainless-Steel Sink Unit, an integrated four ring Hob with under Oven and Extractor Hood over and an integrated Dishwasher and Fridge Freezer. Complete with a Breakfast Bar Area, a Wine Rack and Recessed Spotlights. Open to:

Living Area (13' 02" x 11' 10")
Front aspect with a feature open Fire with an exposed Brick Chimney Breast. Complete with stunning views over Ward Park.

Master Bedroom (16' 04" x 11' 06")
Rear aspect Double Bedroom with access to:

Ensuite Shower Room (5' 02" x 5' 02")
Three-piece white Suite comprising a corner Shower Cubicle with a Mira Electric Shower over, a Pedestal Wash Hand Basin and a W.C. Complete with fully Tiled Flooring and Walls, recessed Spotlights and an Extractor Fan.

Bedroom Two (14' 04" x 8' 02")
Rear aspect double Bedroom.

Bathroom Suite (9' 11" x 9' 10")
White three-piece suite comprising a Panel Bath with a Mains Shower over, a Pedestal Wash Hand Basin and a W.C. Complete with Tiled Flooring, part Tiled walls, recessed Spotlights, and an Extractor Fan.

Outside

Garage (20' 02" x 10' 02")
Access via an Up and Over Door to the Front. Complete with Light and Power.

