

Independent

PROPERTY ESTATES

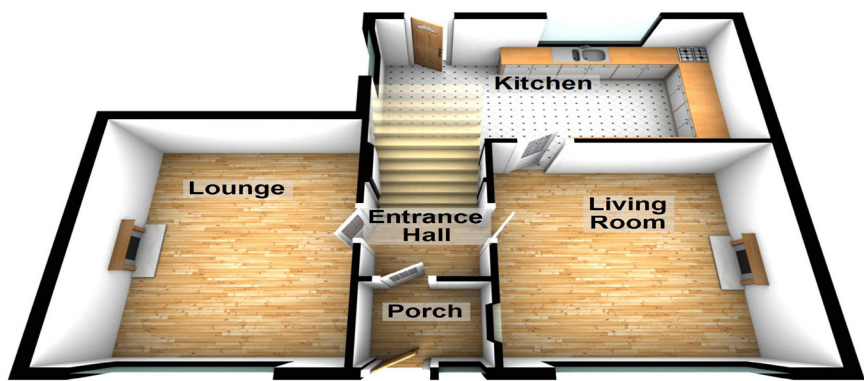


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Ground Floor



First Floor

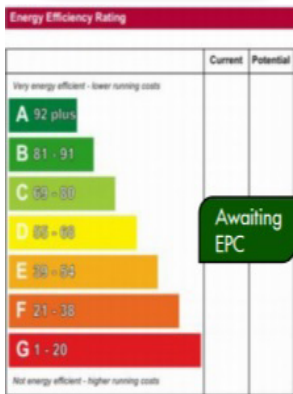


FOR
SALE

1 Fairfield Avenue, Bangor

Offers Over - £144,950

- Semi Detached Property
- Three Well Proportioned Bedrooms
- Two Reception Rooms
- Fitted Kitchen
- Utility Room
- First Floor Bathroom Suite
- Oil Fired Central Heating
- Front Garden in Lawn & Decking
- Rear Fence Enclosed Yard
- Chain Free



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 pleased to introduce to the Sales Market Number 1 Fairfield Avenue, Bangor.

Ground Floor

Porch (5' 05" x 4' 09")
Access via uPVC and Glazed Door, complete with Tiled Flooring.

Entrance Hall (6' 02" x 3' 11")
Access via a Wood and Glazed Door.

Lounge (16' 00" x 12' 00")
Front aspect reception room with Laminate Wooden Flooring, recessed Spotlights and a feature Cathedral Style Ceiling.

Living Room (14' 02" x 12' 11")
Front aspect reception room with a feature multiburning Stove with a Back Boiler System, a Tiled Hearth / Surround and a Wooden Mantle. Through to:

Kitchen (16' 05" x 10' 05")
Fitted Kitchen with a range of high- and low-level units with complimentary roller edge worktops with an Extractor Hood over. Plumbed for a Washing Machine / Dishwasher; a 1 & 1/2 Bowl Stainless Steel Sink and Drainer. Complete with Tiled Flooring, part Tiled Walls, a feature Wood Panel Ceiling, access to under stair storage and access to the rear via a Wood and Glazed Door.

First Floor

Landing (9' 01" x 6' 03")
Access to Roof space.

Master Bedroom (14' 03" x 9' 11")
Front aspect double Bedroom.

Bedroom Two (10' 05" x 10')
Rear aspect double Bedroom with access to Hot-press.

Bedroom Three (10' 10" x 6' 03")
Front aspect Bedroom with built-in Storage.

Bathroom (6' 02" x 5' 07")
Three-piece Suite comprising a Bath an Electric Shower over, a Low Flush W.C. and a Wash Hand Basin with a Vanity unit under. Complete with Tiled Walls and Flooring, recessed Spotlights and a Chrome Heated Towel Radiator.

Outside

Front
There is a Driveway providing ample off-Road Parking and a Garden in Lawn with a Decking / Entertainment Area.

Rear
There is a Fence and Wall enclosed paved Garden with access to the Utility Room.

Utility Room (11' 10" x 5' 03")
Plumbed for Washing Machine and space for additional storage.

