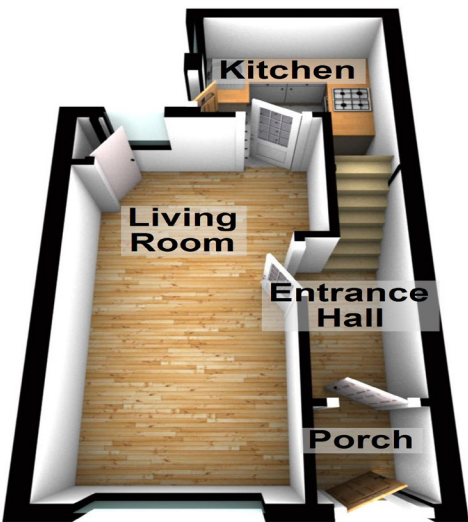


Independent

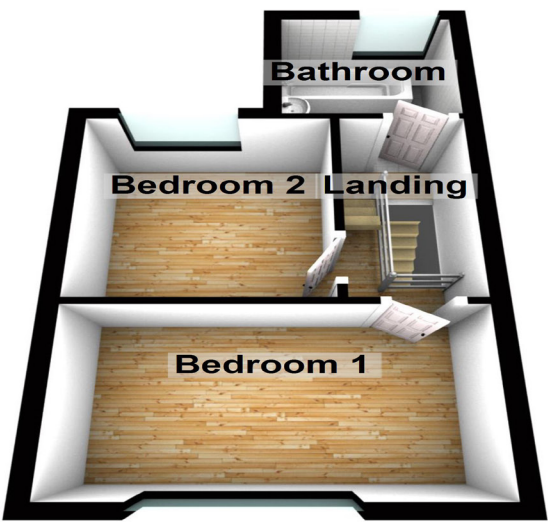
PROPERTY ESTATES



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

028 9145 0000
www.ipestates.co.uk

Part of The Independent Group of Companies

Independent

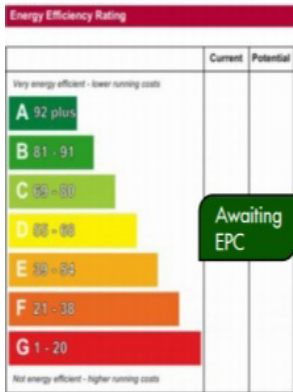
PROPERTY ESTATES



FOR
SALE

9 Beatrice Avenue, Bangor
Offers Over - £99,950

- Mid Terrace Property
- Two First Floor Bedrooms
- One Reception Room
- Fitted Kitchen
- First Floor Bathroom Suite
- Oil Fired Central Heating
- uPVC Double Glazing
- Rear Yard
- Bangor Town Centre Location
- Chain Free



028 9145 0000
www.ipestates.co.uk

Part of The Independent Group of Companies



Independent Property Estates are delighted to offer to the Sales Market Number 9 Beatrice Avenue, Bangor.

Number 9 Beatrice Avenue, Bangor is located in Bangor Town Centre, and is close to local Primary Schools, Secondary Schools, Shopping Facilities and Coastal Walks.

Accommodation on the Ground Floor of the Property comprises of one Reception Room and a fitted Kitchen with access to the Rear.

The First Floor of the Property comprises of two Bedrooms and a Bathroom Suite.

Outside to the rear of the Property there is an enclosed Yard.

Ground Floor

Porch (3' 08" x 3' 03")

Access via a uPVC and Glazed Door. Complete with Laminate Wooden Flooring.

Entrance Hall (7' 03" x 3' 05")

Access via a Wood and Glazed Door. Complete with Laminate Wooden Flooring.

Living Room (17' 11" x 6' 11")

Dual aspect reception room with access to:

Kitchen (9' 03" x 6' 09")

Fitted Kitchen with a range of high- and low-level Units with complimentary Roller Edge Worktops. Complete with a Stainless-Steel Sink and Drainer unit and plumbing for a Washing Machine. Access to rear Yard.



First Floor

Landing (10' 04" x 3' 11")

Bright and spacious with ample natural light through a Velux Window / Roof Light. Access to roof space.

Principal Bedroom (12' 06" x 8' 00")

Front aspect double Bedroom.

Bedroom Two (9' 06" x 8' 05")

Rear aspect double Bedroom.

Bathroom (6' 05" x 6' 03")

Three piece White Suite comprising of a Panel Bath with a mains Shower over; a Low Flush W.C. and a Pedestal Wash Hand Basin. Complete with Tiled Flooring, Part Tiled Walls, a Heated Wall Radiator and an Extractor Fan.



Outside

Rear

Wall enclosed Yard. Access to Housing for Boiler.