

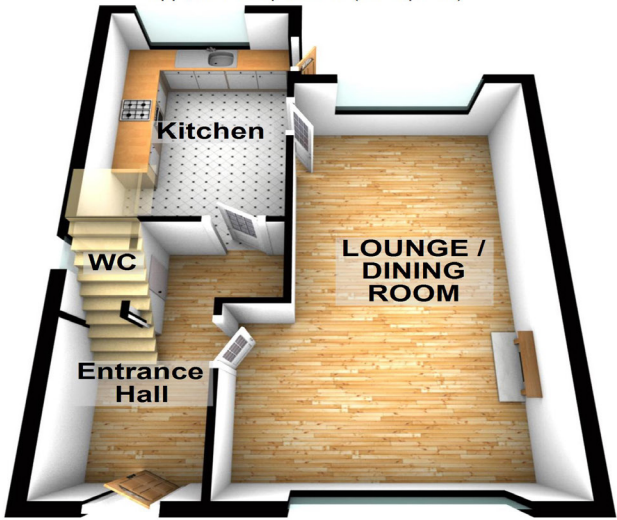
Independent

PROPERTY ESTATES



Ground Floor

Approx. 0.0 sq. metres (0.0 sq. feet)



First Floor

Approx. 0.0 sq. metres (0.0 sq. feet)



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

37 Marquis Avenue, Bangor
Offers Over - £159,950

- Semi Detached Property
- Three First Floor Bedrooms
- Dual Aspect Lounge / Dining
- Fitted Kitchen, G/FW.C.
- First Floor Bathroom Suite
- Oil Fired Central Heating
- Detached Garage
- Driveway Providing off Road Parking
- Front Garden in Lawn / Small Trees
- Rear Garden in Lawn and Decking

Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C		
55-68	D		62 D
39-54	E	54 E	
21-38	F		
1-20	G		

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 37 Marquis Avenue, Bangor.

This deceptively spacious Family Home located in Marquis Avenue, Bangor is conveniently located to Bangor Town Centre, local Primary Schools and Shopping Facilities.

Accommodation on the Ground Floor of the Property comprises of a dual aspect Lounge / Dining Room, a W.C, and a fitted Kitchen with a range of high and low level fitted units and access to the Rear.

The First Floor of the Property comprises of three well proportioned Bedrooms and a Shower Room Suite.

Ground Floor

Entrance Hall (13' 00" x 5' 11")
Access via a uPVC and Glazed Door.

Lounge / Dining Room (22' 09" x 12' 06")
Dual aspect Reception Room with a feature electric Fire with a Stone Hearth and Surround and a Wooden Mantle. Archway to Dining Area which provides access to:

Kitchen (14' 02" x 8' 03")
Fitted Kitchen with a range of high and low level units with complimentary worktops and breakfast bar, a Stainless Steel Sink and Drainer Unit and is plumbed for a Washing Machine. Complete with Laminate Wooden Flooring and part Tiled Walls. Access to Rear Garden via a uPVC and Glazed door.

W.C. (5' 03" x 2' 08")
Two piece white Suite comprising a Low Flush W.C. and a Wash Hand Basin. Complete with an Extractor Fan and recessed Spotlights.

First Floor

Landing (8' 01" x 7' 02")
Bright and spacious, access to Roofspace.

Principal Bedroom (12' 11" x 10' 06")
Front aspect double Bedroom.

Bedroom Two (10' 06" x 8' 11")
Rear aspect double Bedroom.

Bedroom Three (8' 07" x 8' 02")
Front aspect Bedroom with built-in storage.

Bathroom (8' 01" x 7' 02")
Three-piece Suite comprising a walk-in Shower with Mains Shower over, a Pedestal Wash Hand Basin and a Low Flush W.C. Complete with Laminate Wooden Flooring, part Tiled Walls and access to Hot Press.

Outside

Front
Driveway providing off-road parking for multiple vehicles and access to the Garage. Garden in Lawn, Shrubs and small Trees.

Rear
Enclosed garden laid in Lawn with Flowerbeds, Shrubs and small Trees. Complete with a Decking area and Paving. Access to:

Garage (21' 06" x 10' 01")
Dual access via a Roller Shutter Door to the front and a separate side door. Complete with light & power.

