

Independent

PROPERTY ESTATES



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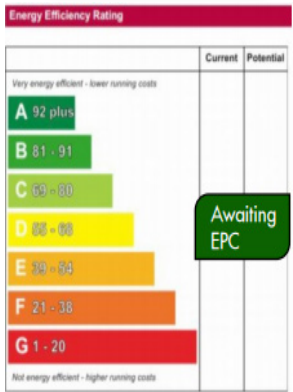
PROPERTY ESTATES



3 Marquis Rise, Bangor

Offers Over - £169,950

- Semi Detached Property
- Three First Floor Bedrooms
- Master Bedroom Ensuite
- One Reception Room
- Fitted Kitchen & Dining Area
- First Floor Bathroom Suite
- Garage, Gas Fired Central Heating
- Driveway Providing off Road Parking
- Front Garden in Loose Stone
- Rear Garden in Stone & Decking



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Independent Property Estates are delighted to offer to the Sales Market Number 3 Marquis Rise, Bangor.

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

Ground Floor

Entrance Hall (14' 02" x 2' 09")

Access via a uPVC and Glazed Door. Complete with Laminate Wooden Flooring, recessed Spotlights and access to under stair Storage and access to the Garage.

Lounge (13' 00" x 11' 03")

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 / Dining Area (21' 07" x 8' 09")

Fitted Kitchen with a range of high- and low-level units with complimentary worktops, a Stainless-Steel Sink and Drainer Unit, plumbed for a Washing Machine, Extractor Hood and a 1 & 1/2 Bowl Stainless Steel Sink and Drainer Unit. Complete with Laminate Wooden Flooring and part Tiled Walls. Access to Rear Garden via uPVC and Glazed double Doors from the Dining Area.



Utility Room (7' 08" x 6' 02")

Range of high- and low-level Units with a complimentary Worktop. Plumbed for a Washing Machine.

First Floor

Landing (12' 02" x 2' 06")

Bright and spacious, complete with Laminate Wooden Flooring and access to Roof space.

Principal Bedroom (13' 07" x 11' 05")

Front aspect double Bedroom complete with Laminate Wooden Flooring and access to Walk-in Wardrobe. Access to:

Ensuite Shower Room (5' 08" x 6' 02")

Three-piece suite comprising a Corner Shower with a Mains Shower over, a Low Flush W.C. and a Wash Hand Basin. Complete with Tiled Flooring, Tiled Walls, an Extractor Fan and a Chrome Heated Towel Rail.

Bedroom Two (10' 06" x 8' 11")

Front aspect double Bedroom complete with Laminate Wooden Flooring.

Bedroom Three (11' 02" x 9' 00")

Rear aspect double Bedroom complete with Laminate Wooden Flooring.

Bathroom (11' 05" x 5' 08")

Three-piece Suite comprising a Shower Cubicle with Mains Shower over, a Pedestal Wash Hand Basin, a Low Flush W.C. and a Bath. Complete with part Tiled Walls and access to built-in Storage.



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 a Decking area and Paving.

Garage (18' 04" x 7' 07")

Dual access via an 'Up and Over' Door to the front and a separate pedestrian entrance to the rear. Complete with light and power.