

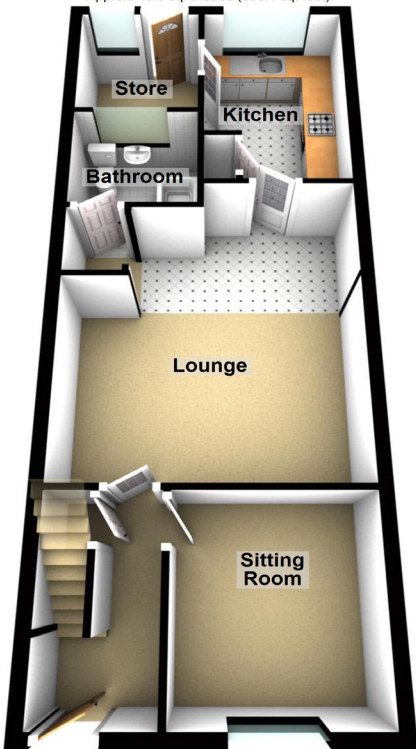
Independent

PROPERTY ESTATES



Ground Floor

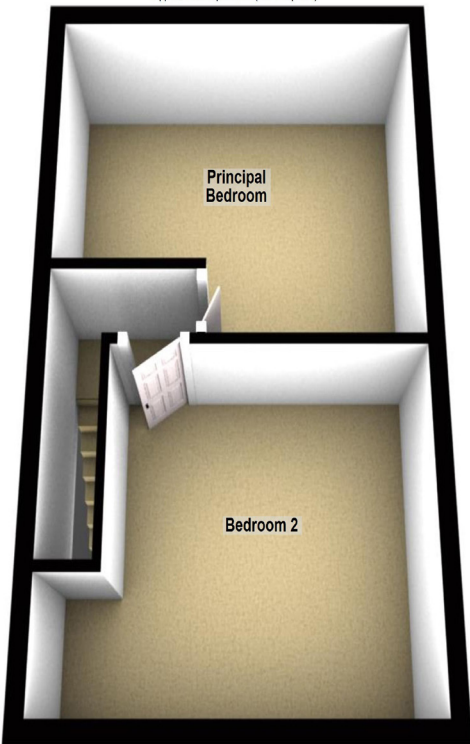
Approx. 49.8 sq. metres (536.1 sq. feet)



Total area: approx. 76.1 sq. metres (818.7 sq. feet)

First Floor

Approx. 26.3 sq. metres (282.8 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

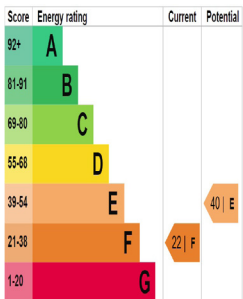


FOR
SALE

10 Holborn Avenue, Bangor
Offers Over £129,950

- Mid 19th Century Style Cottage
- Recently Redecorated
- Town Centre Location
- Two Bedrooms (Can be 3 Bed)
- Two Reception Rooms

- Fitted Kitchen
- Ground Floor Bathroom Suite
- Oil Fired Central Heating
- Spacious Rear Lawn Garden
- Close to North Down Coast



028 9145 0000
www.ipestates.co.uk

Part of The Independent Group of Companies



This is rare opportunity to purchase a Property steeped in history with it's traditional mid 19th century style stone Cottage style & located in the heart of Bangor's Centre, a short distance from Bangor Marina & the picturesque North Down Coastline.

Offering accommodation over two floors, the Ground Floor comprises two separate Reception Rooms (the spacious Principal Lounge features a Cast Iron Stove), a Ground Floor Bathroom Suite, a fitted Kitchen and two First Floor Double Bedrooms.

One of the Ground Floor Reception Rooms could be utilised as Ground Floor Bedroom with three Bedrooms are required.

Externally, a bonus for a Town Centre Property, to the rear there is a spacious enclosed garden laid primarily in lawn offering an ideal place to relax or entertain.

Ground Floor



Entrance Hall

Solid Wooden Door leading into the Entrance Hall.Access to under stair storage.

Sitting Room (9' 11" x 8' 8")

Front aspect Reception Room.

Lounge (16' 1" x 14' 0") at widest point

Spacious Reception Room with a feature Cast Iron Stove.

Kitchen (11' 7" x 7' 2")

Fitted Kitchen with a range of high and low level units with complimentary Laminate Worktops, an integrated Gas Hob with Oven under, a Stainless Steel Sink Unit and is plumbed for a Washing Machine. Complete with tiled floor and part tiled walls.

Boiler / Store Room (6' 0" x 6' 0")

Located off the Kitchen and leading to the Rear Garden.

Bathroom (6' 4" x 5' 11")

Three-piece suite comprising a Push Button W.C., a Pedestal Wash Hand Basin and a Wood Panel Bath with Electric Shower Unit. Complete with tiled walls.

First Floor

Principal Bedroom (14' 0" x 10' 1") at widest point

Rear aspect double Bedroom.

Bedroom Two (16' 1" x 14' 0") at widest point

Rear aspect double Bedroom.

Outside

Rear

Spacious garden primarily in lawn as well as a brick paved area ideal for relaxing.

