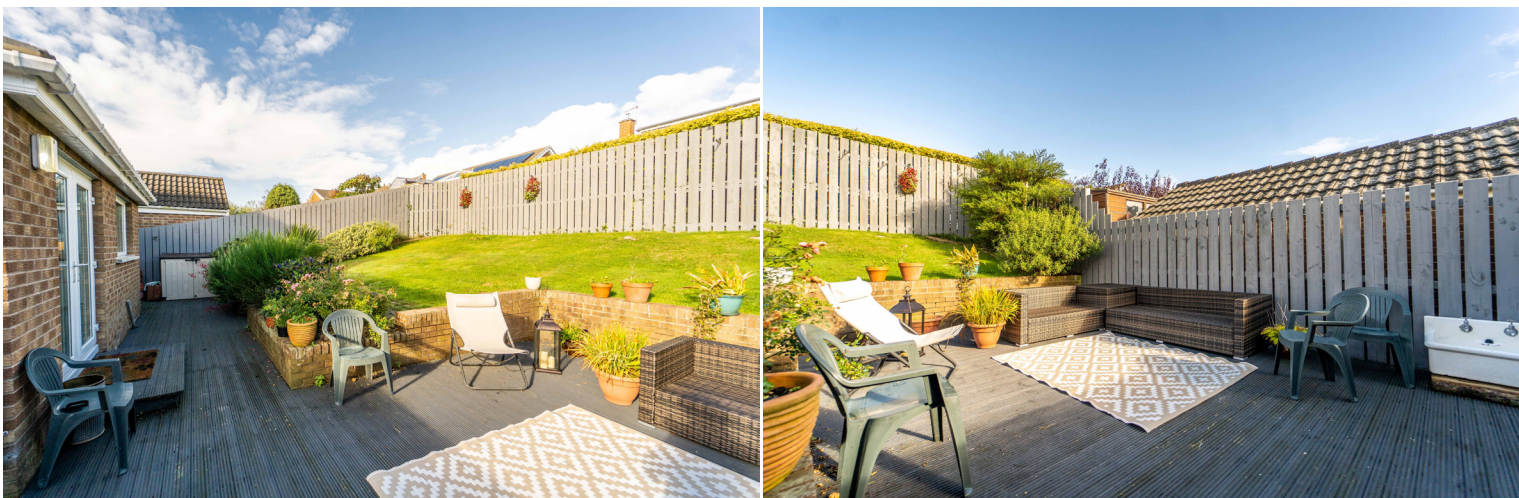


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PROPERTY ESTATES

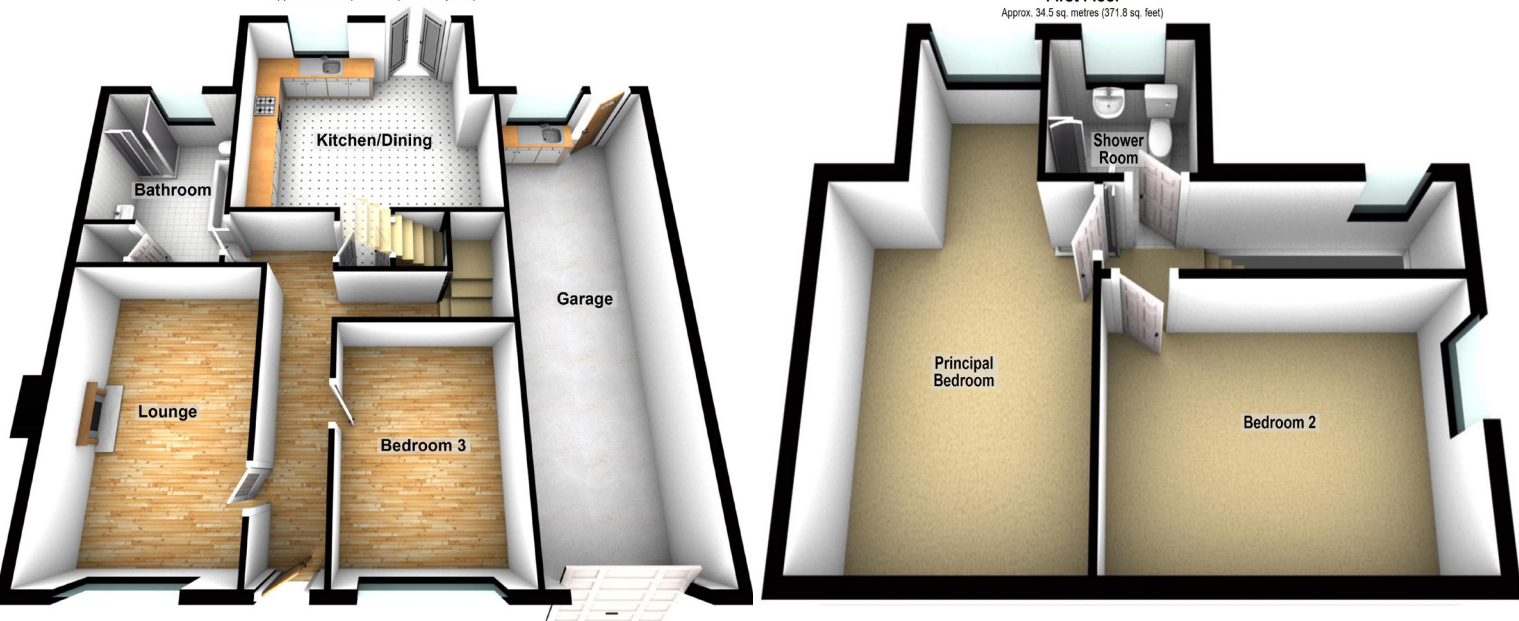


Ground Floor

Approx. 101.4 sq. metres (1091.5 sq. feet)

First Floor

Approx. 34.5 sq. metres (371.8 sq. feet)



Total area: approx. 135.9 sq. metres (1463.3 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

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PROPERTY ESTATES



50 Silverbirch Road, Bangor

Offers Over - £239,950



- Modern Semi-Detached Property
- Well-Presented Throughout
- Three Double Bedrooms
- (2 1st Floor & 1 Ground Floor)
- Spacious Lounge (Feature Stove)
- Modern Fitted Kitchen / Dining
- Deluxe Ground Floor Bathroom
- First Floor Shower Room
- Gas Fired Central Heating
- Spacious Adjoined Garage
- Spacious Driveway
- Popular Residential Area

Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C	74 C	77 C
55-68	D		
39-54	E		
21-38	F		
1-20	G		

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Finished to a high standard throughout, this property offers modern and attractive living accommodation over two floors that could be adapted to suit a number of individual requirements.

The Ground Floor of the Property comprises a spacious Lounge with a feature Cast Iron Stove, a beautiful 'Shaker' style Kitchen with space for Dining leading to the Rear Garden, a double Bedroom and a stunning deluxe fitted fully tiled Bathroom Suite.

The First Floor of the Property comprises two further double Bedrooms and a modern Shower Room.

Externally, set well back from the Silverbirch Road, this Property enjoys a spacious driveway to the front with space for multiple vehicles and access to the Adjoined Garage. To the rear, there is an attractive enclosed garden laid in a mixture of lawn, decking and flowerbeds providing an ideal place to relax or entertain. There is also a separate access to the Garage from the Rear Garden.

Silverbirch Road is a sought-after area close to local Primary Schools, Public Transport Links & Shopping Facilities. Arterial routes to Belfast are convenient for those commuting to Belfast.

Ground Floor

Entrance Porch & Entrance Hall

Composite Door leading into Entrance Hall complete with Laminate Wooden Floor.

Lounge (16' 6" x 10' 0")

Spacious front aspect Reception Room with a feature Cast Iron Stove and complete with Laminate Wooden Flooring.

Kitchen (16' 8" x 14' 3")

Beautiful 'Shaker' Style fitted Kitchen with an excellent range of high & low level units with complimentary Worktops. Integrated Appliances include a Gas Hob with Oven under; a Dishwasher; a Fridge, a Freezer and a Stainless Steel Sink Unit. Provides ample space for dining, is complete with tiled floor and double doors lead to the Rear Garden. Access to under stairs storage cupboard.

Bedroom Three (13' 2" x 9' 10")

Front aspect double Bedroom. Laminate Wooden Flooring.

Bathroom (13' 2" x 9' 10")

Stunning deluxe fitted Bathroom with a four-piece suite comprising a Wash Hand Basin with storage under; a Push Button W.C., a tile surround Bath and a walk-in Shower Cubicle with a mains Shower.

First Floor

Principal Bedroom (17' 7" x 11' 0") at widest point

Spacious double Bedroom with access to Eaves Storage.

Bedroom Two (14' 1" x 9' 0")

Double Bedroom complete with Laminate Wooden Flooring.

Shower Room (6' 2" x 5' 0")

Modern fitted white suite: Push Button W.C., Wash Hand Basin with storage under & tiled Corner Shower Cubicle with Mains Shower.

Outside

Front

Spacious driveway providing off-road parking for multiple vehicles and access to the Adjoined Garage.

Rear

Fence enclosed Garden laid in a mixture of lawn, decking and flowerbeds providing an ideal place to relax or entertain. Separate access to the Adjoined Garage.

