

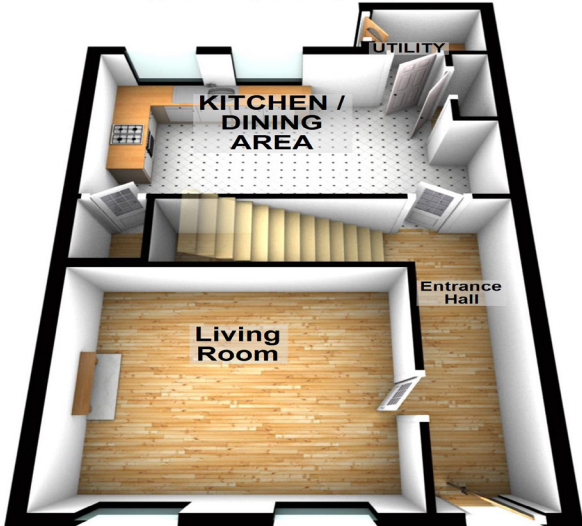
Independent

PROPERTY ESTATES



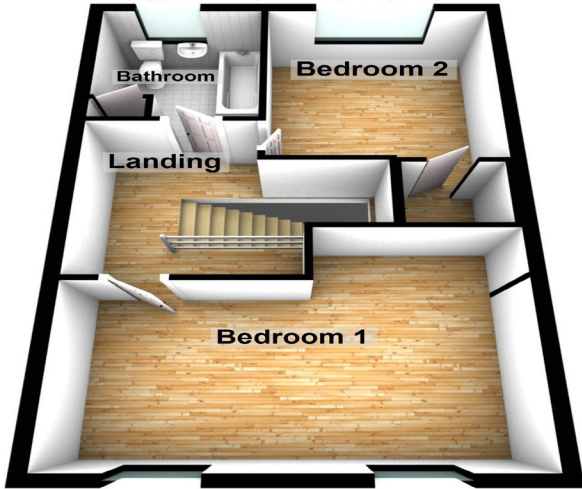
Ground Floor

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



First Floor

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



Total area: 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

9 Berkley Square, Bangor
Offers Over - £89,950

- Mid Terrace Property
- Two Well Proportioned Bedrooms
- Spacious Front Aspect Lounge
- Fitted Kitchen / Dining Area
- First Floor Bathroom Suite
- Gas Fired Central Heating
- uPVC Double Glazing
- Parking Space to Front of Property
- Close to Local Primary Schools, Secondary Schools, Arterial Routes to Newtownards, Holywood, Belfast and Beyond

Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C	73 C	74 C
55-68	D		
39-54	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 pleased to introduce to the Sales Market Number 9 Berkley Square, Bangor.

This well-presented Mid Terrace Property comprises of two well-proportioned First Floor Bedrooms and a Bathroom Suite, on the Ground Floor there is a spacious front aspect Lounge and a fitted Kitchen / Dining Area.

This Property benefits from Gas Fired Central Heating and uPVC Double Glazing.

Ground Floor

Entrance Hall (13' 02" x 4' 01")
Access via a Wood and Glazed Door. Complete with Tiled Flooring.

Living Room (12' 09" x 11' 05")
Front aspect Reception Room with a feature Fireplace with a Wooden Mantle and Surround.

Kitchen / Dining (15' 07" x 10' 06")
Fitted Kitchen with a range of high- and low-level units with complimentary roller edge worktops. Plumbed for an American Fridge Freezer, a Washing Machine / Tumble dryer and an Extractor Hood. Complete with part Tiled walls access to built-in Storage and separate under Stair storage.

Utility Room / Boot Room (5' 01" x 3' 07")
Tiled Flooring, a Worktop and access to the rear Yard.



First Floor

Landing (9' 01" x 8' 08")
Access to Roof space and access to built-in Storage.

Master Bedroom (15' 08" x 9' 09")
Front aspect double Bedroom with a built-in Wardrobe.

Bedroom Two (10' 06" x 9' 09")
Rear aspect double Bedroom with a built-in Wardrobe.

Bathroom (8' 04" x 7' 03")
Three-piece Suite comprising a Bath a Redring Electric Shower over, a W.C. and a Wash Hand Basin. Complete with Tiled Flooring. Complete with Tiled Walls.

Outside

Front
There is an allocated Parking space.

Rear
There is a Fence Enclosed Yard with a feature 'Sleeper' Style Flower Bed and rear access.

