

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)



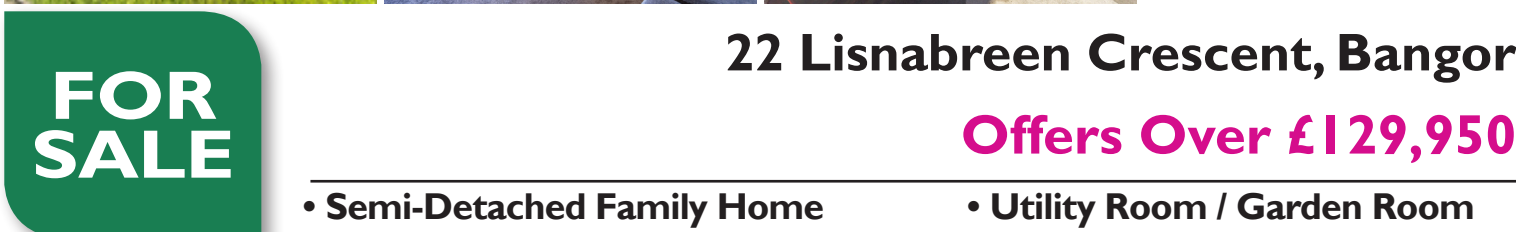
These particulars are given on the understanding that they will not be construed as part of a contract or lease. Whilst every care is taken in compiling the information, we give no guarantee as to the accuracy thereof and prospective purchasers are recommended to satisfy themselves regarding the particulars. We have not tested any heating or electrical systems

028 9145 0000
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PROPERTY ESTATES



- Semi-Detached Family Home
- Beautifully Extended, Modernised & Well Presented Throughout
- Spacious Lounge
- Luxury Kitchen / Living / Dining
- Utility Room / Garden Room
- Ground Floor Shower Room
- Ground Floor W.C.
- First Floor Shower Room Suite
- Enclosed Rear Garden

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Comprises

Independent Property Estates are delighted to introduce to the Sales Market Number 22 Lisnabreen Crescent, Bangor.

This beautifully Extended and Modernised Semi-Detached Property comprises of three well-proportioned First Floor Bedrooms, a spacious front aspect Lounge, a luxury fitted Kitchen / Living / Dining Area, a Ground Floor W.C. and a First Floor Bathroom Suite.

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

Ground Floor

Entrance Hall (6' 01" x 5' 02")

Access via a Composite and Glazed Door. Complete with Laminate Wooden Flooring and recessed Spotlights.

Lounge (15' 03" x 12' 05")

Front aspect Reception Room. Archway open to:

Kitchen / Dining Area (15' 09" x 8' 03")

Luxury Fitted Kitchen with a range of high- and low-level units with complimentary roller edge Worktops. Complete with a Stainless-Steel Sink and Drainer Unit, an Integrated Four Ring Ceramic Hob with an Oven under and Extractor Hood over, an integrated Dishwasher, and Fridge / Freezer. Complete with Laminate Wooden Flooring and part Tiled Walls. Open plan to:

Living / Dining Area (13' 02" x 12' 07")

A bright and spacious reception Room complete with Laminate Wooden Flooring and uPVC and Glazed double Doors provide access to the rear.

W.C. (5' 04" x 2' 08")

Two-piece Suite comprising a Low Flush W.C. and a Wash Hand Basin. Complete with Laminate Wooden Flooring and a recessed Spotlight.

First Floor

Landing (6' 08" x 6' 04")

Access to Roof-space.

Master Bedroom (14' 04" x 8' 08")

Front aspect double Bedroom.

Bedroom Two (9' 05" x 8' 07")

Rear aspect double Bedroom with a built-in Slide robe.

Bedroom Three (11' 03" x 6' 08")

Front aspect Bedroom with a built-in Slide robe.

Shower Room (6' 05" x 5' 08")

A fully Tiled three-piece Suite comprising a Corner Shower with a Mains Shower over, a Wash Hand Basin with Vanity Unit under and a Low Flush W.C. Complete with a Chrome Heated Towel Rail and recessed Spotlights.

Outside

Front

There is a large Tarmac Driveway providing off Road parking for multiple Vehicles and a Lawn Garden.

Rear

There is a fence enclosed Garden in Brick Pavior and a Garden Room which is currently being used as a Bar / Entertainment Room and comprises a W.C and Utility Room.

Garden Room (16' 02" x 8' 04)

Complete with Laminte Wooden Flooring, Heating and recessed Spotlights. Currently being used as a Bar / Entertainment Room. Access to:

W.C. / Utility Room (8' 03" x 3')

Two piece Suite comprising a Sink with a Vanity Unit under and a Low Flush W.C. Complete with Laminate Wooden Flooring, a recessed Spotlight and is Plumbed for a Washing Machine.

