

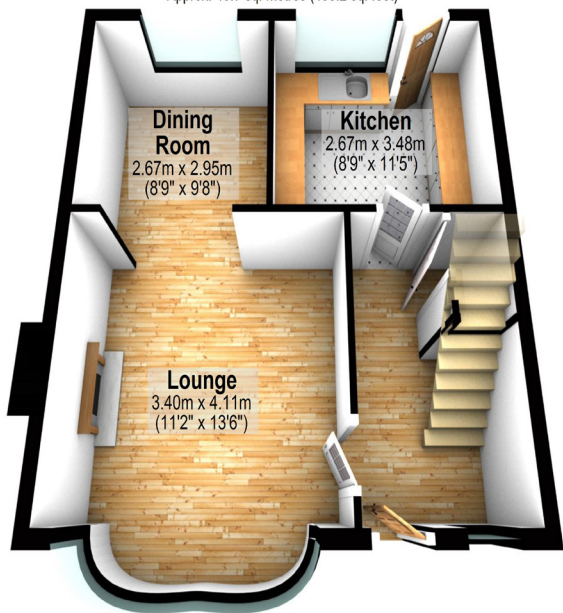
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PROPERTY ESTATES



Ground Floor

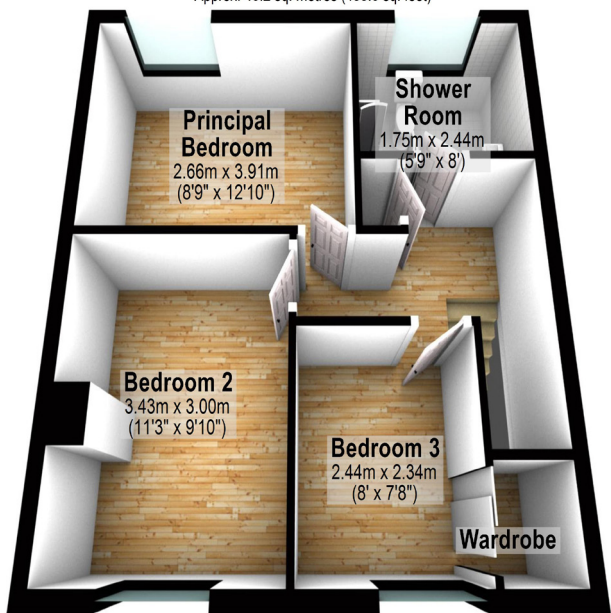
Approx. 40.7 sq. metres (438.2 sq. feet)



Total area: approx. 80.9 sq. metres (871.2 sq. feet)

First Floor

Approx. 40.2 sq. metres (433.0 sq. feet)



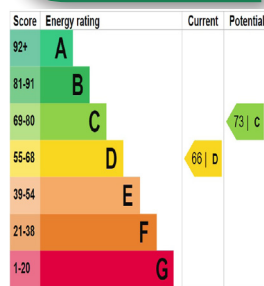
These particulars are given on the understanding that they will not be construed as part of a contract or lease. Whilst every care is taken in compiling the information, we give no guarantee as to the accuracy thereof and prospective purchasers are recommended to satisfy themselves regarding the particulars.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

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PROPERTY ESTATES



60 Ashbury Road, Bangor
Offers Over £139,950

- Well-Presented Semi-Detached Home
- Three First Floor Bedrooms
- Lounge with feature Stone Fireplace
- Open Plan to Dining Room
- Fitted Kitchen leading to Rear Garden
- Contemporary First Floor Shower Room
- Gas Fired Central Heating
- uPVC Double Glazing Throughout
- Lawn Garden & Driveway to Front
- Garden in Lawn, Decking & Paving
- Close to Schools & Shopping Facilities

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Independent Property Estates are pleased to offer to the Sales Market Number 60 Ashbury Road, Bangor.

Located in an ever-popular residential area that is convenient to a number of local Primary Schools, Shopping Facilities, Public Transport Links and arterial routes for those commuting to Belfast.

Well-presented throughout, this Semi-Detached Family Home, offers living accommodation over two floors that is simply ready to move in to and enjoy.

Ground Floor

Entrance Hall

PVC Door leading Entrance Hall with Laminate Wooden Floor and access to Understairs Storage.

Lounge (13' 6" x 11' 2")

Spacious front aspect Reception Room with a Bow Bay and feature Stone Fireplace with Granite Hearth. Complete with Laminate Wooden Floor and open plan to:

Dining Room (9' 8" x 8' 9")

Rear aspect Dining Area open plan off the Lounge.

Kitchen (11' 5" x 8' 9")

Fitted Kitchen with a range of high and low level units with complimentary Laminate Roll Edge Worktops. Plumbed for a Washing Machine and PVC Double Glazed door leads to the Rear Garden.



First Floor

Principal Bedroom (13' 6" x 11' 2")

Rear aspect double Bedroom complete with Laminate Wooden Floor.

Bedroom Two (11' 3" x 9' 10")

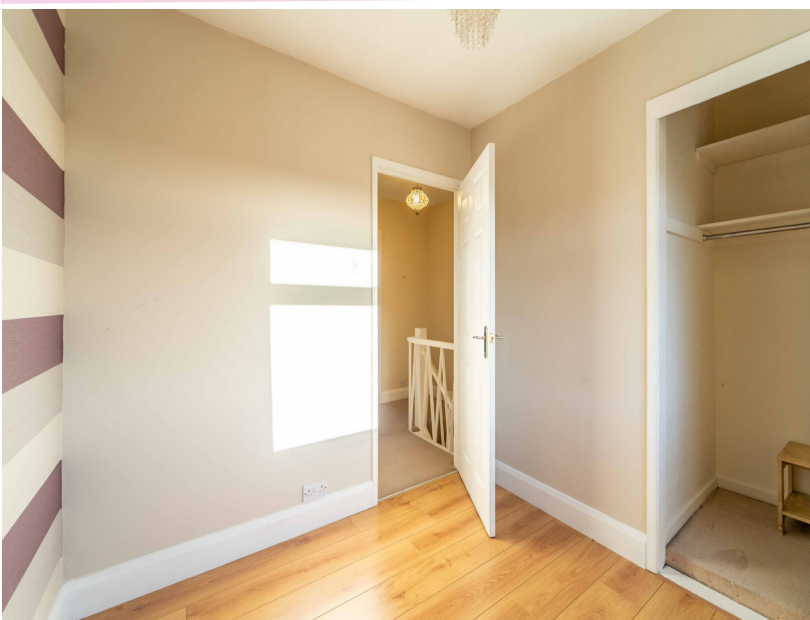
Front aspect double Bedroom complete with Laminate Wooden Floor.

Bedroom Three (8' 0" x 7' 8")

Front aspect Bedroom complete with Laminate Wooden Floor and access to built-in Wardrobe Storage.

Shower Room (8' 8" x 5' 9")

Contemporary fully tiled Shower Room with a three-piece suite comprising a Corner Shower Cubicle with Mains Shower, a Push Button W.C. and a wall-mounted Wash Hand Basin with Drawer Storage under.



Outside

Front

Garden in lawn and a driveway provides off-road parking and access to the Rear Garden.

Rear

Fence enclosed Garden in a mixture of Lawn, Paving & Decking.