

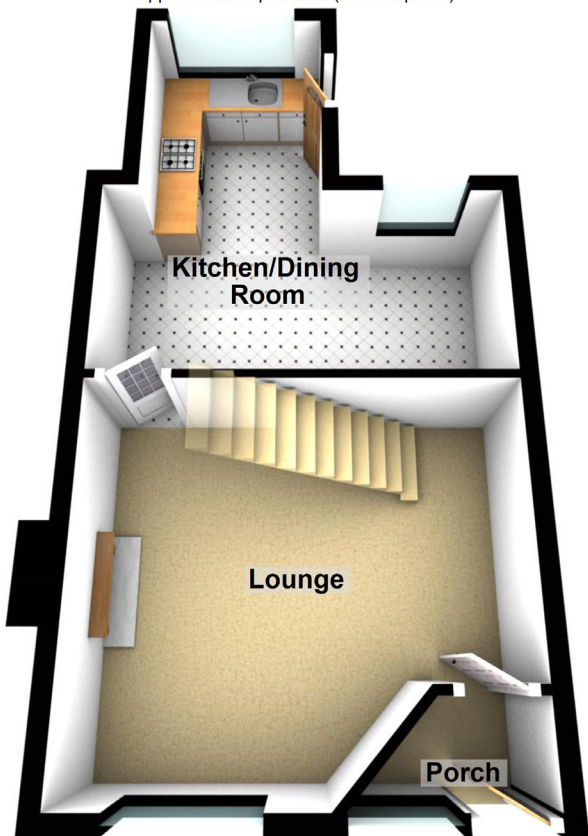
Independent

PROPERTY ESTATES



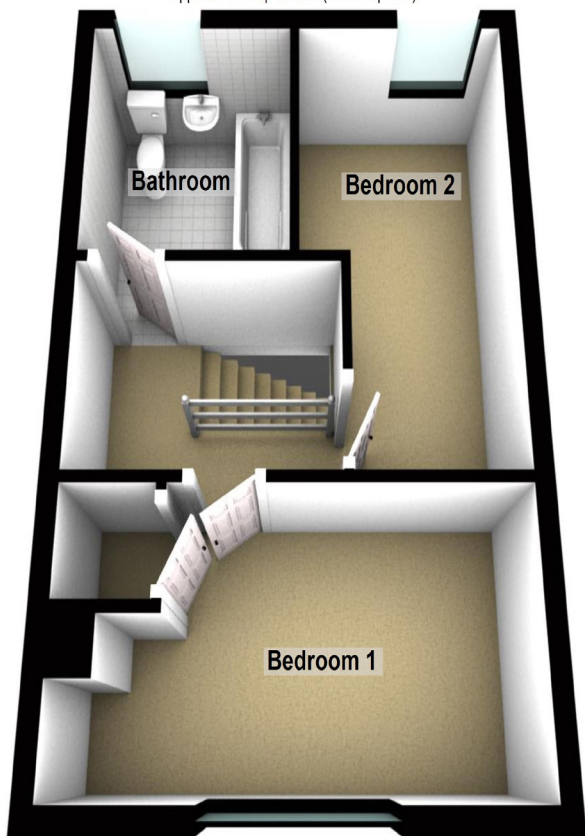
Ground Floor

Approx. 34.0 sq. metres (366.1 sq. feet)



First Floor

Approx. 28.7 sq. metres (309.0 sq. feet)



Total area: approx. 62.7 sq. metres (675.1 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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Independent

PROPERTY ESTATES



7 Beechwood Avenue, Bangor

Offers Over - £109,950

FOR
SALE

Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C		
55-68	D		
39-54	E	41 E	52 E
21-38	F		
1-20	G		

- Well-Presented End Terrace Property
- Two First Floor Double Bedrooms
- One Reception Room
- Open Plan Kitchen / Dining Area
- First Floor Bathroom Suite
- Oil Fired Central Heating
- uPVC Double Glazing
- Loose Stone Front Garden
- Enclosed Rear Paved Yard
- Close to Public Transport

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Independent Property Estates are pleased to introduce to the Sales Market Number 7 Beechwood Avenue, Bangor.

Accommodation on the Ground Floor comprises a spacious lounge with a brickwork Fireplace leading through to the fitted Kitchen which is open plan to the Dining Area.

The First Floor comprises of two well-proportioned double Bedrooms and a Bathroom Suite.

This Property benefits from Oil Fired Central Heating and uPVC double glazing.

Externally, to the front of the Property there is a wall enclosed loose stone garden and to the rear there is a wall enclosed paved yard.

Located towards the Beechwood Avenue's junction with the Clondeboye Road, this Property is convenient to a host of local shops, amenities, Public Transport Link, Primary Schools and arterial routes for those commuting to Belfast.

Ground Floor

Entrance Porch

Double Glazed uPVC Door with complimentary side panel leading into Enclosed Entrance Porch.

Lounge (15' 0" x 13' 3") at widest point

Front aspect Reception Room with a brickwork surround Fireplace.

Open Plan Kitchen / Dining (15' 0" x 14' 8") 'L' Shaped at widest point

Fitted Kitchen with a range of high and low level units with complimentary roll-edge worktops, an integrated Hob with Oven under; a Stainless Steel Sink Unit and is plumbed for a Washing Machine. Open plan to the dining area. Door providing access to the rear yard.



First Floor

Principal Bedroom (14' 8" x 7' 4") at widest point

Front aspect double Bedroom.

Bedroom Two (13' 1" x 7' 5") at widest point

Rear aspect double Bedroom.

Bathroom (7' 1" x 6' 11")

White three-piece suite comprising a Push Button W.C., a Pedestal Wash Hand Basin and a Panel Bath with Electric Shower Unit and tiled surround.

Outside

Front

Wall enclosed loose stone garden.

Rear

Wall enclosed paved yard.

