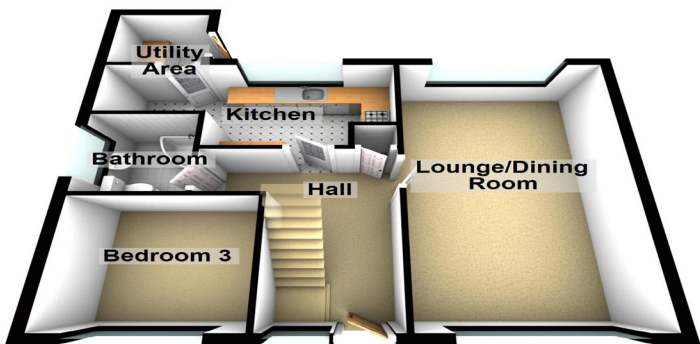


Independent

PROPERTY ESTATES



Ground Floor



First Floor



Independent

PROPERTY ESTATES



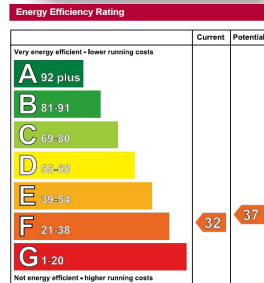
12 Rathmore Avenue, Bangor

Offers Over £165,000

FOR SALE

- Semi Detached Chalet Bungalow
- Sought after Bangor West Location
- Extensively Refurbished Throughout
- Three Well Proportioned Bedrooms
- Fitted Kitchen
- Spacious Through Aspect Reception Room

- Ground Floor Deluxe Bathroom Suite
- Superb Gardens to Front and Rear
- Detached Garage
- Convenient location close to Springhill Shopping Complex, Schools, Coastal walks and Bangor West Train Halt



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 are delighted to receive instructions to bring to the Sales Market this beautifully modernised home at Number 12 Rathmore Avenue, Bangor West.

This Semi-Detached Chalet Bungalow offers bright and airy adaptable living accommodation comprising of three Bedrooms (two on the First Floor & one on the Ground Floor), a spacious through aspect Reception Room and a fitted Kitchen leading through to a Utility Area. This home enjoys a deluxe Ground Floor Bathroom Suite.

This property further benefits from uPVC Double Glazing throughout and Oil-Fired Central Heating making this an easy and economical home to heat.

Externally, to the front of the Property there is a Fence enclosed Garden laid in Lawn with a Driveway providing off road parking and access to the Garage.

To the rear of the Property there is a Fence and Hedge enclosed Garden primarily in Pavour, perfect for entertaining and relaxing.

Ground Floor

Entrance Hall (13' 6" x 8' 1") (4.11m x 2.46m)
Access via uPVC door, Laminate Flooring.

Lounge (21' 3" x 11' 2") (6.48m x 3.4m)
Dual Aspect Reception Room, Feature Fireplace with Wooden Surround and Electric Insert Fire.

Kitchen 15' (11" x 7' 6") (4.85m x 2.29m)
Vinyl Flooring, Range of High- & Low-Level Units, Integrated Electric Hob, Integrated Electric Oven. Access to Utility Room which also provides access to the rear Garden.

Bathroom (6' 3" x 5' 5") (1.91m x 1.65m)
Tiled Flooring, Part Tiled Walls, Three Piece White Bathroom Suite, Curved Bath with Electric Shower over, Wash Hand Basin, W.C.

Bedroom 3 (9' 2" x 9' 0") (2.79m x 2.74m)
Front Asepct Double Bedroom.

First Floor

Master Bedroom (12' 5" x 11' 2") (3.78m x 3.4m)
Front Aspect Double Bedroom with Under Eaves Storage.

Bedroom 2 (10' 0" x 9' 4") (3.05m x 2.84m)
Front Aspect Double Bedroom.

Outside

Front Garden
Red Brick Pavior Driveway offering ample off-Street Parking.

Rear Garden
Fence & Hedge Enclosed, mainly Paved with Shrubs and Trees around the perimeter.

Garage (17' 10" x 9' 3") (5.44m x 2.82m)
Up and Over Garage Door, Electricity.

