

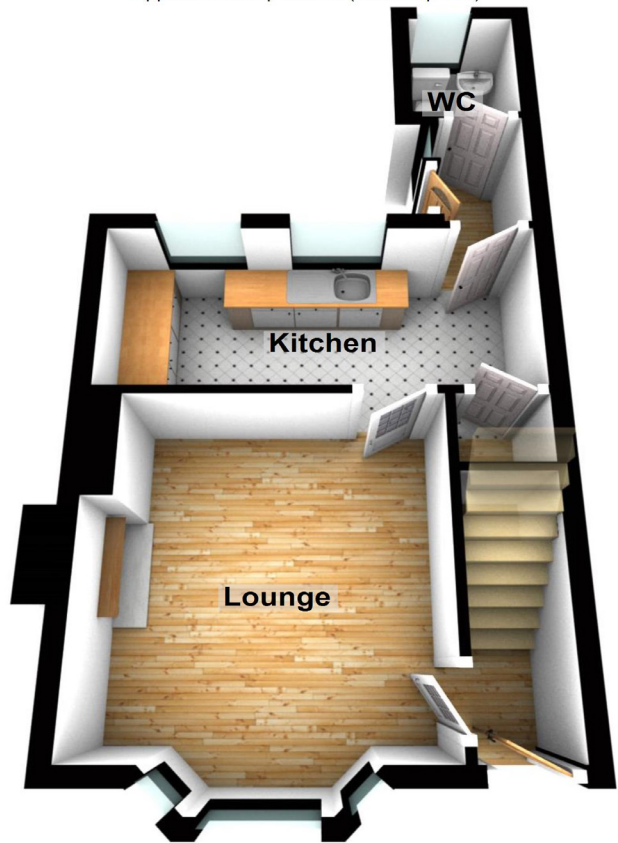
Independent

PROPERTY ESTATES



Ground Floor

Approx. 28.4 sq. metres (305.3 sq. feet)



First Floor

Approx. 25.1 sq. metres (270.4 sq. feet)



Total area: approx. 53.5 sq. metres (575.6 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



12 Shrewsbury Drive, Bangor

Offers Over - £69,950

FOR
SALE

Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C		
55-68	D		
39-54	E		
21-38	F		26 F
1-20	G	19 G	

- In Need of Refurbishment
- Mid-Terrace Property
- Two First Floor Bedrooms
- One Reception Room
- Fitted Kitchen

- First Floor Bathroom Suite
- Ground Floor W.C.
- Enclosed Garden to Front
- Fence Enclosed Rear Garden
- Close to Public Transport & Shops

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Independent Property Estates are pleased to introduce to the Sales Market Number 12 Shrewsbury Drive, Bangor.

This is a fantastic opportunity to purchase a property in need of refurbishment with plenty of potential to be realised.

The Ground Floor of the Property comprises a spacious Lounge, a Kitchen with casual dining space and a Ground Floor W.C.

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

Externally, to the Front of the Property there is an enclosed garden in lawn and to the Rear of the Property there is a fence enclosed Garden with a separate access from the Rear providing the potential for off-road parking.

Ground Floor

Lounge (12' 0" x 11' 0")

Front aspect Reception Room into Bay Window and a tiled surround Fireplace.

Kitchen (14' 3" x 6' 5")

Fitted Kitchen with a range of high and low level units and plumbed for utilities. Access to understairs storage.

W.C. (4' 10" x 3' 10")

White two-piece suite comprising a W.C. and a Pedestal Wash Hand Basin.

First Floor

Bedroom One (14' 3" x 9' 7") at widest point

Front aspect double Bedroom with a tile surround Fireplace.

Bedroom Two (9' 0" x 8' 0")

Rear aspect Bedroom.

Bathroom (6' 0" x 5' 8")

White three-piece suite comprising a Bath, a Pedestal Wash Hand Basin and a W.C. Complete with part tiled walls.

Outside

Front

Enclosed garden in lawn.

Rear

Fence enclosed rear garden with a separate access from the rear.

