

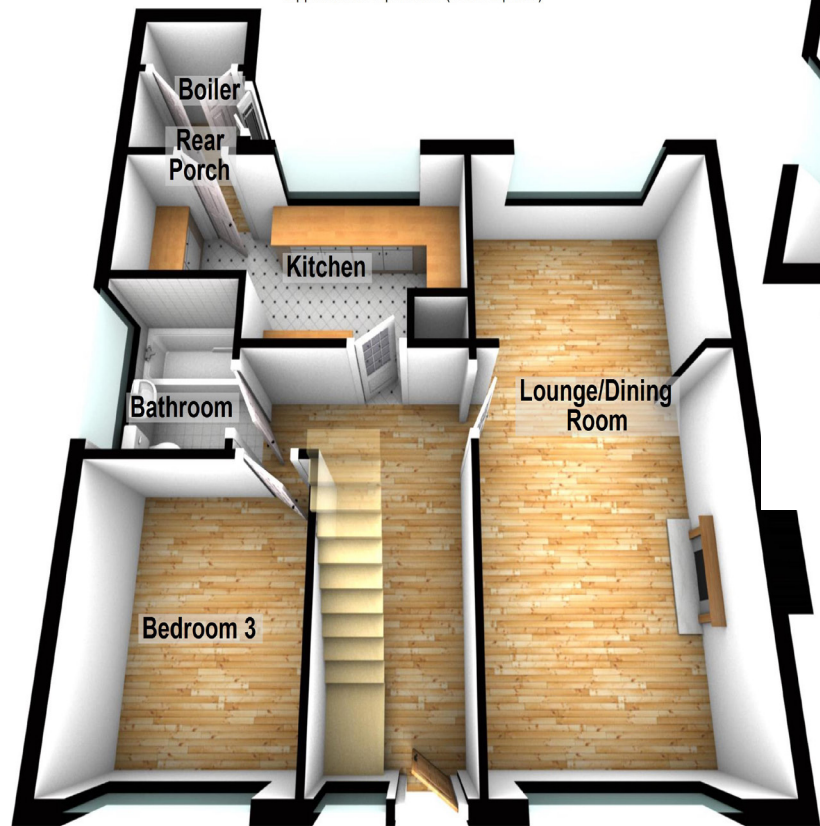
Independent

PROPERTY ESTATES



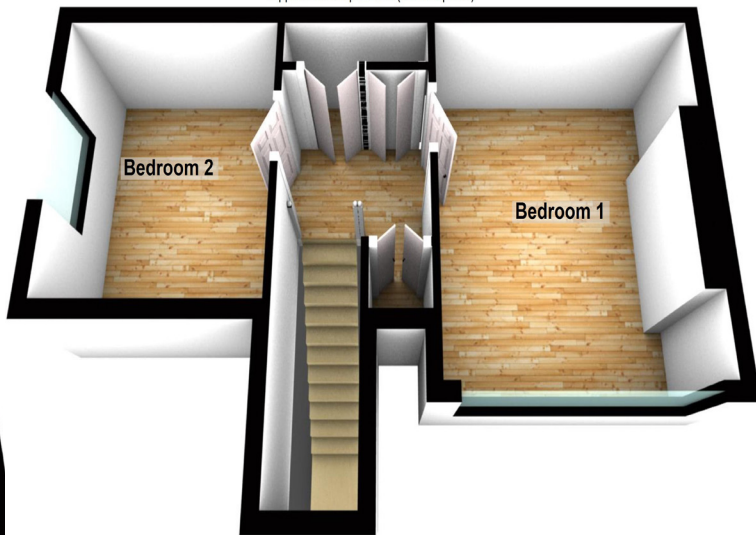
Ground Floor

Approx. 55.4 sq. metres (596.0 sq. feet)



First Floor

Approx. 30.3 sq. metres (326.3 sq. feet)



Total area: approx. 85.7 sq. metres (922.3 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



24 Rathmore Crescent, Bangor

Offers Over - £159,950

FOR
SALE

Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C		
55-68	D		
39-54	E	43 E	50 E
21-38	F		
1-20	G		

- Semi Detached Family Home
- Three Well-Proportioned Bedrooms
- (2 First Floor & 1 Ground Floor)
- Through Aspect Lounge / Dining
- Fitted Kitchen
- Ground Floor Bathroom Suite
- Oil Fired Central Heating
- Detached Garage
- Fence Enclosed Rear Garden
- Front Lawn & Driveway

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Independent Property Estates are pleased to introduce to the Sales Market Number 24 Rathmore Crescent, Bangor.

Located in a highly sought-after Residential Area, within close proximity to local shops, Public Transport Links and Primary Schools, this Semi-Detached Property has potential to be a great family home.

Offering adaptable accommodation over two floors, the Ground Floor of the Property comprises a spacious through aspect Reception Room, a fitted Kitchen, the Bathroom Suite and Bedroom Three.

The First Floor of the Property comprises of two double Bedrooms and a spacious Landing with multiple storage cupboards.

This Property benefits from Oil Fired Central Heating & uPVC Double Glazing.

Externally, to the front of the Property there is a garden laid in lawn and a driveway provides off-road parking and access to the Detached Garage.

To the Rear of the Property there is an enclosed garden laid in a mixture of lawn, paving and flowerbeds.



Ground Floor

Lounge (21' 0" x 11' 2")

Spacious through aspect Reception Room with front & rear windows creating a bright and airy environment. Complete with Laminate Wooden Flooring.

Kitchen (16' 1" x 7' 7")

Range of high and low level fitted units and plumbed for a Washing Machine. Access to Rear Garden.

Bedroom Three (9' 3" x 9' 2")

Front aspect Bedroom providing a Ground Floor Bedroom option.

First Floor

Bedroom One (12' 6" x 11' 3")

Front aspect double bedroom with access to Eaves Storage.

Bedroom Two (10' 0" x 9' 3")

Side aspect double Bedroom.

Landing

Access to multiple storage cupboards.

Outside

Front

Spacious hedge lined garden in lawn and a driveway providing off-road parking and access to the Detached Garage.

Rear

To the Rear of the Property there is an enclosed garden laid in a mixture of lawn, paving and flowerbeds.

Detached Garage

Up & Over Door, Light & Power.

