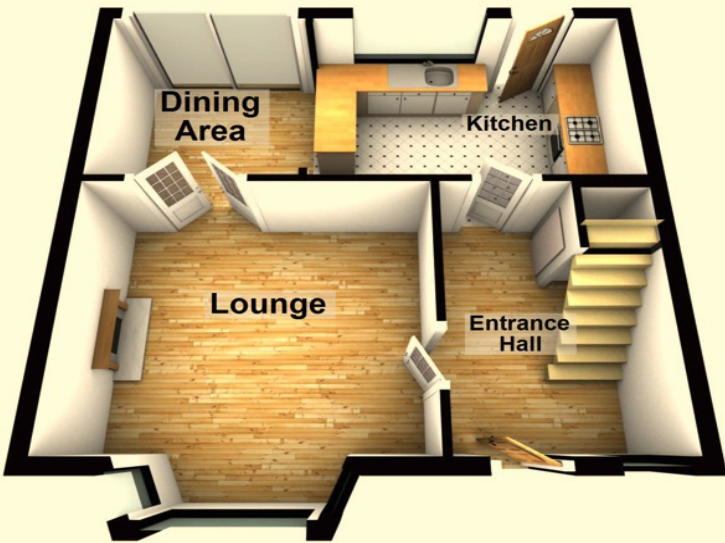


Independent

PROPERTY ESTATES



Ground Floor



First Floor



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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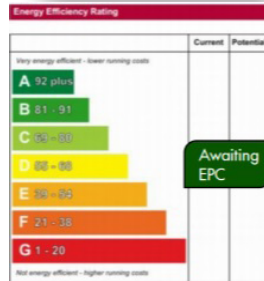
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Independent

PROPERTY ESTATES



FOR
SALE



- Well-Presented Semi-Detached Home
- Three First Floor Bedrooms
- Spacious Lounge with feature Fireplace
- Fitted Kitchen leading to Rear Garden
- Fully Tiled First Floor Shower Room

5 Cloverhill Grove, Bangor
Offers Over £154,950!

- Gas Fired Central Heating
- uPVC Double Glazing
- Lawn Garden & Driveway to Front
- Enclosed rear Garden in Lawn, Small Trees & Paving

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Independent Property Estates are pleased to offer to the Sales Market Number 5 Cloverhill Grove, 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 (11' 02" x 7' 10")

Accessed via a uPVC and Glazed Door, complete with Laminate Wooden Flooring and access to Under Stair Storage.

Living Room (13' 02" x 11' 02")

Spacious front aspect Reception Room with a Bow Bay and a feature Gas Fireplace with a Tiled Hearth and Surround and a Wooden Mantle. Complete with Laminate Wooden Flooring and French Doors provide access to:

Kitchen / Dining Area (21' 08" x 8' 06")

Fitted Kitchen with a range of high- and low-level units with complimentary Laminate Roll Edge Worktops and a Breakfast Bar area. Comprising a 1 & 1/2 Bowl Stainless Steel Sink and Drainer Unit, a four ring Gas Hob with an Extractor Hood over and an Oven under. Complete with plumbing for a Dishwasher, Tiled Flooring, part Tiled Walls, recessed Spotlights and a uPVC and Glazed Door provides access to the rear from the Kitchen and a uPVC and Glazed sliding Door provides access to the rear from the Dining Area.



First Floor

Landing (11' 06" x 6' 03")

Access to Hot-press for additional storage and access to the Roof space.

Principal Bedroom (11' 02" x 9' 06")

Front aspect double Bedroom.

Bedroom Two (12' 10" x 8' 10")

Rear aspect double Bedroom.

Bedroom Three (8' 02" x 7' 10")

Front aspect Bedroom complete with built-in storage.

Shower Room (8' 02" x 5' 07")

Contemporary fully tiled Shower Room with a three-piece suite comprising a mains Shower Cubicle a Low Flush W.C. and a Wash Hand Basin with storage under. Complete with recessed Spotlights and an Extractor Fan.



Outside

To the front of the Property there is a Garden in Lawn and a Driveway provides off-road parking and access to the Rear Garden.

To the rear there is a Fence and Hedge enclosed Garden in a mixture of Lawn, Paving, Flower Beds and small Trees.