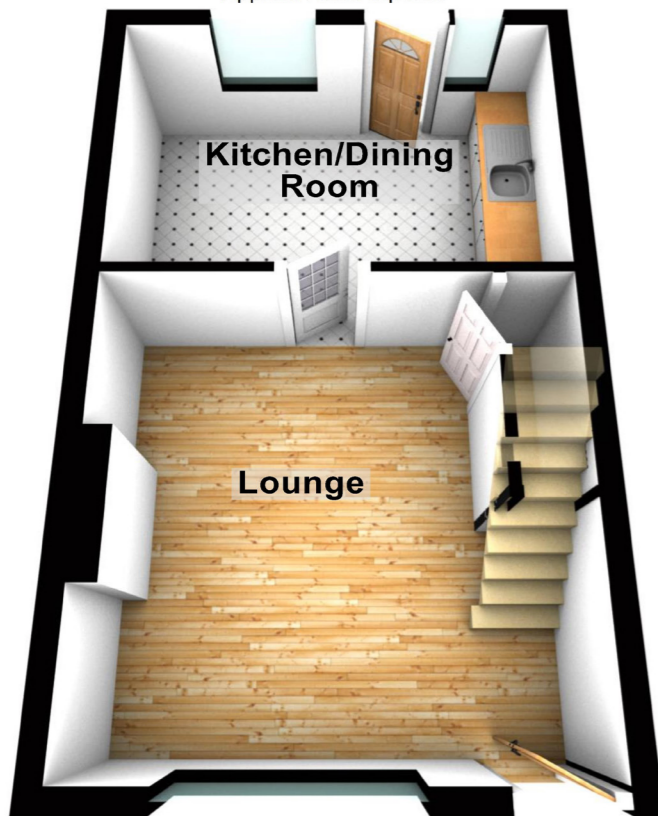


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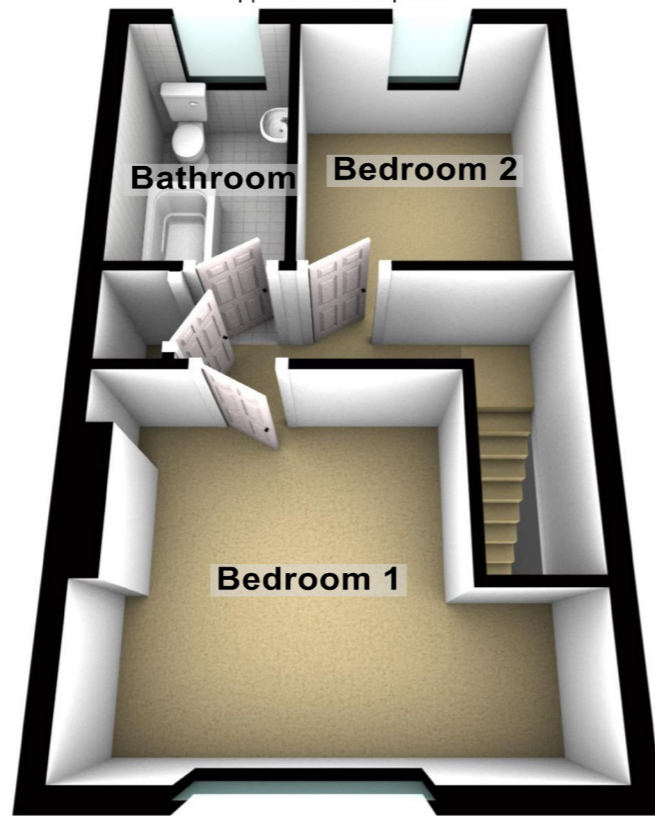
PROPERTY ESTATES



Ground Floor
Approx. 299.3 sq. feet



First Floor
Approx. 301.6 sq. feet



Total area: approx. 600.9 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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PROPERTY ESTATES



FOR SALE

74 Beechwood Avenue, Bangor

Offers Over - £114,950

Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C		
55-68	D		60 D
39-54	E	53 E	
21-38	F		
1-20	G		

- Mid-Terrace Property
- Two Bedrooms
- One Reception Room
- Kitchen with Dining Space
- First Floor Bathroom

- Oil Fired Central Heating
- uPVC Double Glazing
- Enclosed Rear Paved Yard
- Rear Garden in Lawn & Patio
- Loose Stone Front Garden

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Independent Property Estates are delighted to introduce to the Sales Market Number 74 Beechwood Avenue, Bangor.

This attractive and well-presented Mid-Terrace Property is finished to a standard that is simply ready to move in to and enjoy.

The Ground Floor comprises a lounge which leads through the Kitchen / Dining Area.

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

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

Externally, accessed from the Kitchen, is an enclosed paved yard. From the Rear Yard there is further access to an enclosed garden in lawn and patio paving.

Beechwood Avenue is located off Church Street at it's junction with the Clandeboye Road (at the Clandeboye Shops) and as such is convenient to a host of local amenities, Public Transport Links, arterial routes to Belfast and Bangor City Centre is nearby.

Ground Floor

Lounge (13' 10" x 13' 0")
Front aspect Reception Room with access to understairs Storage.

Kitchen / Dining (13' 0" x 8' 11")
Fitted Kitchen with a range of high and low level units with complimentary Laminate Roll-Edge Worktops, a Stainless Steel Sink Unit and plumbed for a Washing Machine. Opens to provide ample space for dining and a PVC door lead to the Rear Courtyard.



First Floor

Bedroom One (13' 0" x 10' 9") at widest point
Front aspect double Bedroom.

Bedroom Two (9' 0" x 7' 1")
Rear aspect Bedroom.

Bathroom (9' 0" x 5' 7")
White three piece suite comprising a Push Button W.C., a Pedestal Wash Hand Basin and Panel Bath with Shower Attachment and wall tiling.

Outside

Front
Hedge enclosed garden in loose stone.

Rear Yard
Enclosed paved yard accessed from the Kitchen with rear Pedestrian access.

Rear Garden
Enclosed Rear Garden in lawn and Patio Paving.

