

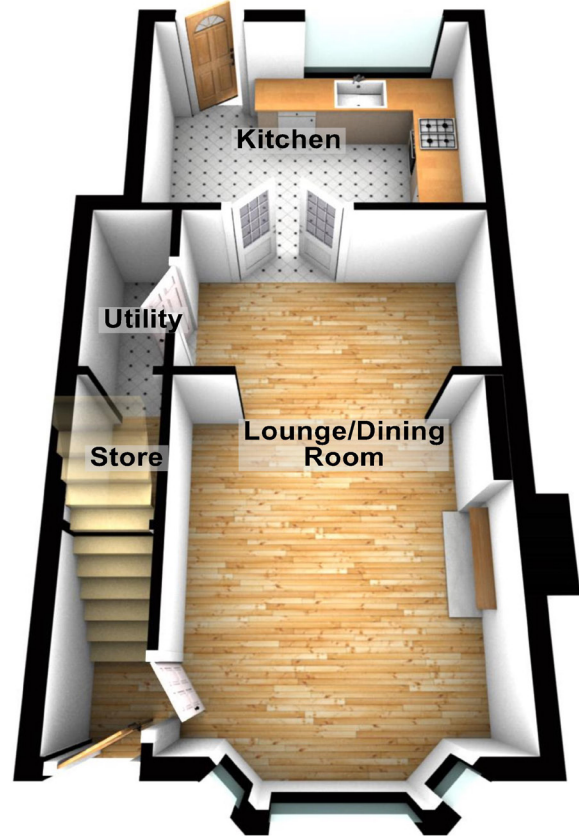
Independent

PROPERTY ESTATES



Ground Floor

Approx. 369.2 sq. feet



First Floor

Approx. 260.7 sq. feet



Total area: approx. 629.9 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

028 9145 0000
www.ipestates.co.uk

Part of The Independent Group of Companies

Independent

PROPERTY ESTATES

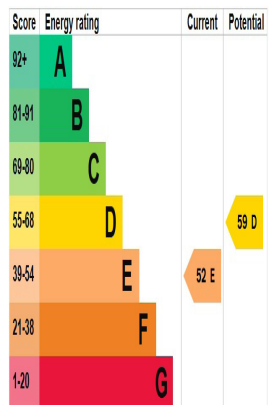


FOR SALE

11 Shrewsbury Drive, Bangor

Offers Over - £114,950

- Mid-Terrace Property
- Two Bedrooms
- One Reception Room
- Modern Fitted Kitchen
- Plumbed Utility Cupboard
- First Floor Bathroom
- Oil Fired Central Heating
- uPVC Double Glazing
- Enclosed Rear Paved Yard
- Close to Local Shops



028 9145 0000
www.ipestates.co.uk

Part of The Independent Group of Companies



This well-presented Mid Terrace Property, located in a popular residential area, has been finished to a modern standard throughout to offer an attractive home that is simply ready to move in to and enjoy.

Accommodation on the Ground Floor comprises a spacious open plan Lounge / Dining Room into a Bay Window, a modern Kitchen with space for dining and a utility cupboard located under the stairs. The First Floor comprises of two well proportioned Bedrooms and a modern fully tiled Bathroom Suite.

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

Externally, to the front of the Property there is a wall enclosed garden primarily in lawn and to the rear there is a wall enclosed yard.

Shrewsbury Drive, located off the Clandeboye Road, is within close proximity to a number of local shops, primary schools, Public Transport Links and Bangor Town Centre is close by.



Ground Floor

Lounge / Dining Room (18' 6" x 10' 7") Excl. Bay
Spacious Reception Room, leading into a Bay Window, complete with Laminated Wooden Floor and a feature Cast Iron Fireplace. Double Doors to:

Kitchen (12' 0" x 8' 9")
Modern fitted Kitchen with a range of high and low level units with complimentary Worktops. Integrated Appliances comprise a 'Butler' Sink, a Hob with Oven under, a Fridge / Freezer and a Dishwasher. Complete with tiled floor, part tiled walls and space for dining. PVC Door to the Rear Yard.

Utility Cupboard / Store (11' 5" x 2' 9")
Spacious under stairs area that has been plumbed for utilities. Complete with tiled floor.

First Floor



Bedroom One (8' 10" x 7' 7")
Front aspect double Bedroom with Laminated Wooden Floor and a built-in Wardrobe.

Bedroom Two (9' 10" x 7' 7")
Rear aspect Bedroom with Laminated Wooden Floor.

Bathroom (5' 10" x 5' 6")
Modern fully tiled Bathroom with a white three-piece suite comprising a Push Button W.C., a wall-mounted Wash Hand Basin and a Panel Bath with Electric Shower Unit over.

Outside

Front
Wall enclosed garden primarily in lawn with a brick paved path to the front door.

Rear Yard
Wall enclosed Rear Yard with a further pedestrian access.