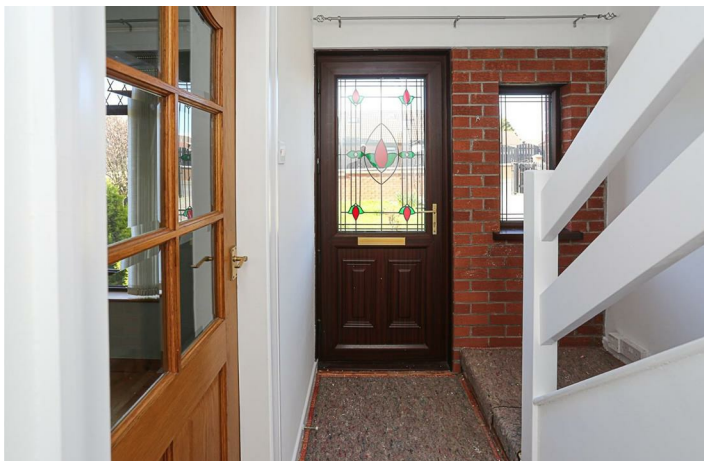
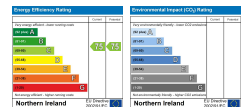




12 Sinclair Avenue
 Bangor, BT19 1PQ

Offers in the region of
 £175,000



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, Bangor, BT19 1PQ

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Situated in a quiet residential area, 12 Sinclair Avenue is a short walk away from leading schools, churches, cafes and shops on the Rathmore Road. It also provides excellent convenience to Bangor/Belfast via bus and rail networks

Accommodation includes entrance hall with cloakroom and wc, a spacious living room with oak flooring and cosy gas fire and a modern kitchen with dining area and conservatory with french doors leading to the garden.

Upstairs, three well proportioned bedrooms are served by a family bathroom which incorporates a bath and there is also the added convenience of a shower in the master bedroom. Gas fired central heating and double glazing means this house is easy to heat and has low running costs. Outside there is a private and fully enclosed garden to the rear and to the front with off street parking for two cars.

Early viewing is recommended.

Entrance Hall

Upvc front door.

Lounge 13'2" x 14'2" (4.03 x 4.32)

Laminate wooden flooring, carved wood surround fireplace with picture tiled inset and tiled hearth. Double doors leading to

Dining Room 10'4" x 8'3" (3.15 x 2.54)

Laminate wooden flooring open through to sun room. Double door through to kitchen.

Kitchen 10'3" x 11'11" (3.13 x 3.64)

Excellent range of high and low level units with work top space over, one and half stainless steel single drainer sink unit with mixer tap, space for slim line dishwasher, space for fridge freezer, Belling electric oven, four ring ceramic hob with extractor hood, breakfast bar, plumbing for washing machine, part tiled walls, tiled floor, door to back garden.

Sunroom 9'0" x 7'2" (2.76 x 2.20)

Tiled floor, patio door to garden.

Downstairs WC

Wash hand basin, low flush WC, tiled floor, part tiled walls.

Landing

Hot press housing gas boiler, access to roof space.

Bedroom One 9'4" x 14'0" awp (2.87 x 4.29 awp)

Shower cubicle with electric shower.

Bedroom Two 10'4" x 8'4" (3.16 x 2.55)

Laminate wooden flooring

Bedroom Three 10'4" x 6'10" (3.16 x 2.09)

Bathroom

Free standing bath with claw feet, mixer tap and shower attachment, low flush WC, pedestal wash hand basin, tiled floor, part tiled walls.

External

Garden to front in lawns and mature shrubs, Enclosed garden to rear bounded with fencing, paved patio area and decorative pebbles. Driveway with ample car parking space.

These particulars, whilst believed to be accurate are set out as a general outline only for guidance and do not constitute any part of an offer or contract. Intending purchasers should not rely on them as statements of representation of fact, but must satisfy themselves by inspection or otherwise as to their accuracy. No person in this firms employment has the authority to make or give any representation or warranty in respect of the property.



Road Map



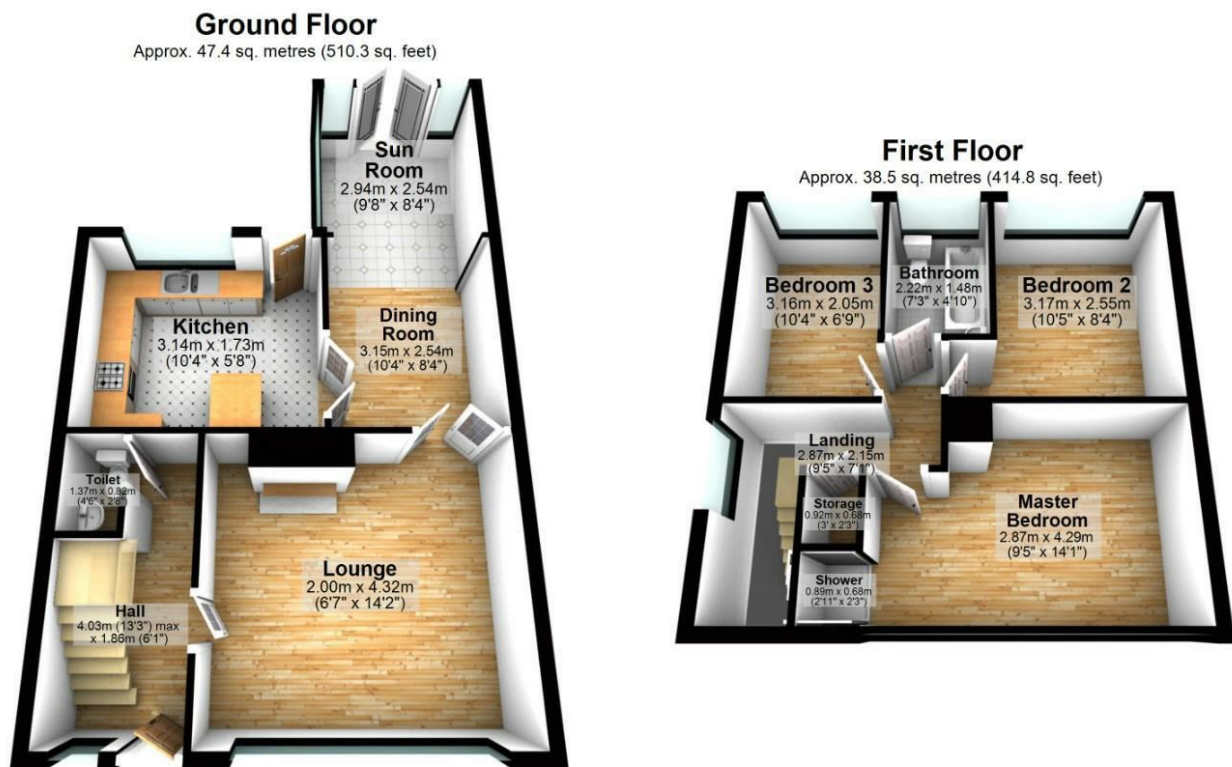
Hybrid Map



Terrain Map



Floor Plan



VIEWING STRICTLY BY APPOINTMENT WITH OUR OFFICE

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