

**BANGOR BRANCH** 

88 Main Street, Bangor, County Down, BT20 4AG

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16 KINWOOD GRANGE, BANGOR, DOWN, BT19 6FD

OFFERS OVER £175,000

The property, for a young family, offers ideal accommodation without breaking the budget and offers the basis of a good comfortable home. Its location just of the Ballycrochan Road first and foremost provides that all important convenience to diverse shopping facilities at Bloomfield and along the Bangor Ring Road. Local schools and town centre bus routes are also readily available.

This purchase appears to be the perfect way to connect your budget to your needs, so why not make your wants a reality by coming along and viewing now.



# **Key Features**

- 3 Bedrooms
- Double Clazing
- White Kitchen
- Handy Downstairs Wash Room
- No Onward Chain

- Spacious Lounge
- Phoenix Gas Heating System
- White Bathroom Suite
- Cul De Sac





### ACCOMMODATION

#### **COVERED PORCH**

Light. Entrance door with double glazed side panel into ...

#### **ENTRANCE HALL**

Laminated wood floor. Understairs storage cupboard. Telephone point.

### **KITCHEN**

#### 12'2" x 10'1"

Range of white high and low level cupboards and drawers with roll edge work surfaces. Extractor hood with integrated fan and light. Single drainer stainless steel sink unit with mixer taps. Part tiled walls.

#### WASH ROOM

Comprising: Pedestal wash hand basin with splash back. W.C. Laminated wood floor.

#### LOUNGE

16'8" x 12'9" at widest point Open fireplace with gas fire, stainless steel surround and stone hearth. TV point. Double glazed French doors leading to rear.

#### STAIRS TO LANDING

**BEDROOM 1** 14'9" x 9'9" Built-in wardrobe.

**BEDROOM 2** 10'4" x 9'1"

**BEDROOM 3** 9'6" x 7'3"

### BATHROOM

White suite comprising: Panelled bath with mixer tap and telephone shower attachment. Pedestal wash hand basin. W.C. Part tiled walls. Built-in extractor fan.

## OUTSIDE

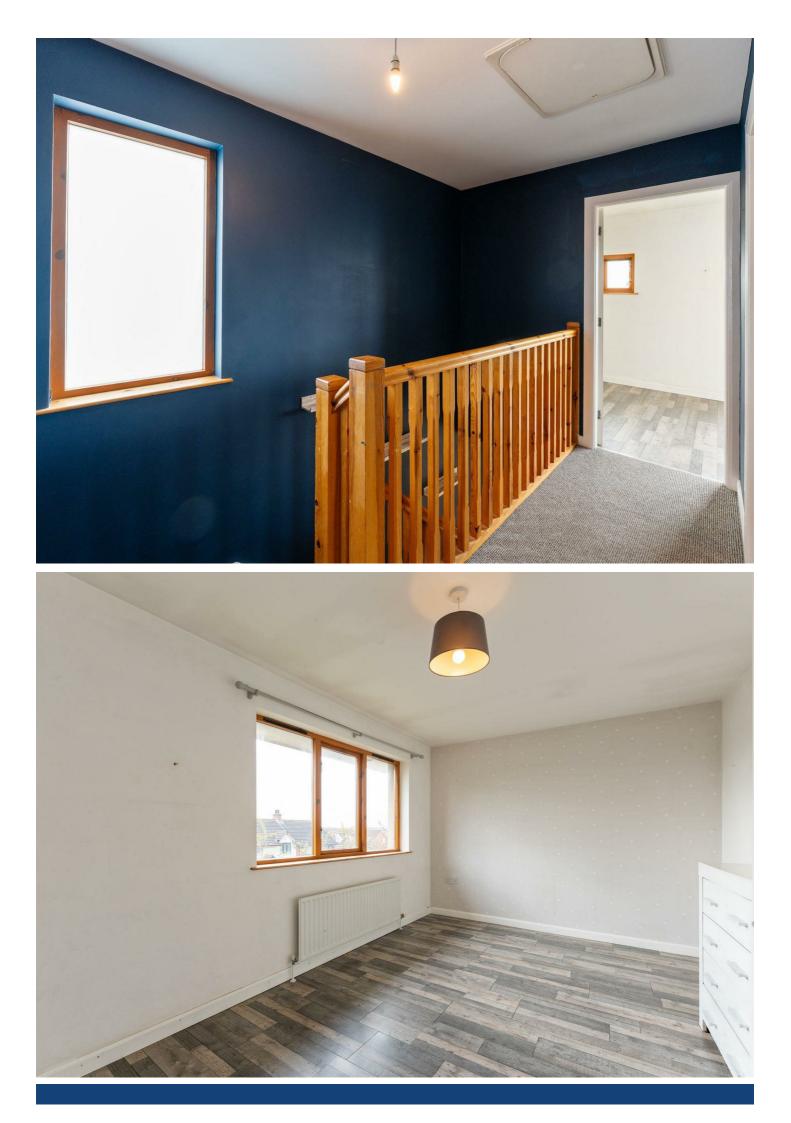
#### FRONT AND SIDE

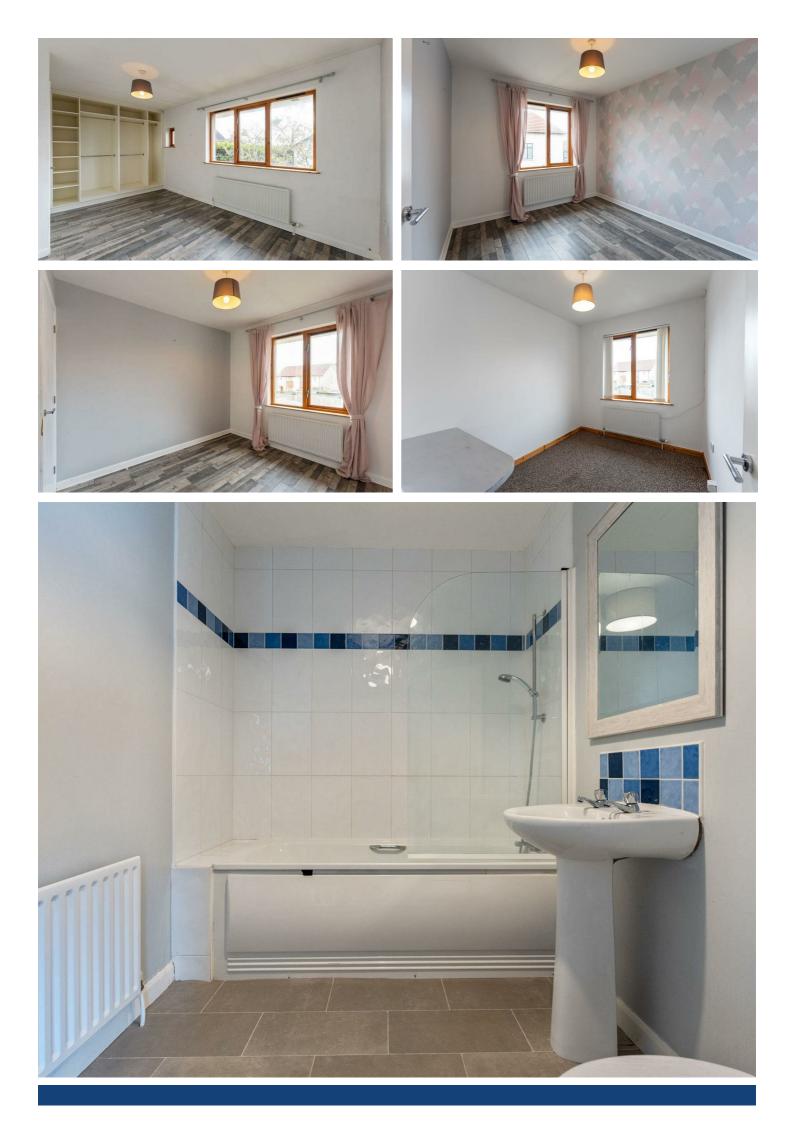
Garden in lawn.

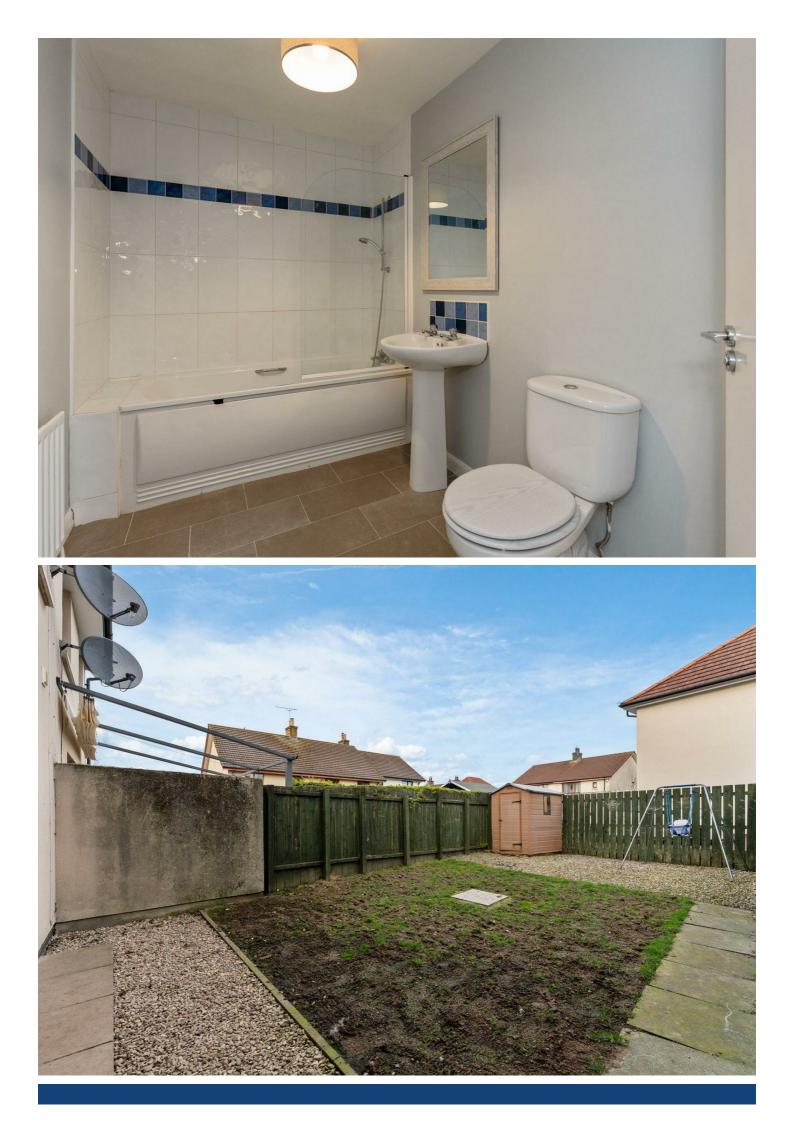
#### REAR

Enclosed garden in lawn, stoned area. Sensor light.











Energy Efficiency Rating			
	Current	Potential	
Very energy efficient - lower running costs			
(92 plus) A			
(81-91) B			
(69-80)			
(55-68)			
(39-54)			
(21-38)			
(1-20) <b>G</b>			
Not energy efficient - higher running costs			
Northern Ireland	EU Directive 2002/91/EC		

#### Questions you may have. Which mortgage would suit me best?

How much deposit will I need? What are my monthly repayments going to be?

To answer these and other mortgage related questions contact our mortgage advisor on 028 9127 1185.

Your home may be repossessed if you do not keep up repayments on your mortgage. We DO NOT charge for initial mortgage consultations. We may charge a fee on completion depending on circumstances. Our typical fee is £250, however, please confirm with Mortgage Consultant at time of appointment.

Please note that we have not tested the services or systems in this property. Purchasers should make/commission their own inspections if they feel it is necessary.

ANDERSONSTOWN 028 9060 5200 BALLYHACKAMORE 028 9047 1515 BALLYNAHINCH 028 9756 1155

BANGOR 028 9127 1185 DONAGHADEE 028 9188 8000 CARRICKFERGUS 028 9336 5986 DOWNPATRICK 028 4461 4101 FORESTSIDE 028 9064 1264 CAVEHILL 028 9072 9270

GLENGORMLEY 028 9083 3295 MALONE 028 9066 1929 NEWTOWNARDS 028 9181 1444 RENTAL DIVISION 028 9070 1000



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