



7 STRATFORD AVENUE

Bangor BT19 6ZF

- 3 Bedrooms
- 2 Reception Rooms
- uPVC Double Glazing
- Phoenix Gas Heating System
- Grey Kitchen
- Wet Room
- Shower Room
- Easily Maintained Gardens
- Flexible Accommodation

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

Offers Over £195,000

7 Stratford Avenue

, Bangor, BT19 6ZF



ACCOMMODATION

uPVC Double glazed entrance door with leaded uPVC double glazed side panels into ...

ENTRANCE HALL

Ceramic tiled floor. Built-in cloaks cupboard. Built-in understairs storage cupboard. Built-in storage cupboard.

LOUNGE

15'7" x 11'7" (4.75m x 3.53m)
Electric wall mounted fire with tiled hearth.

DINING ROOM

11'8" x 9'7" (3.56m x 2.92m)

WET ROOM

Comprising: Walk-in shower with Thermostatic shower. Wash hand basin. W.C. Tiled effect walls. PVC panelled ceiling. 4 Downlights. Built-in extractor fan. Chrome heated towel rail.

BEDROOM 3

11'8" x 11'0" (3.56m x 3.35m)
8 Pane glazed door. Ceramic tiled floor. uPVC double glazed French doors to rear.

KITCHEN

13'3" x 11'7" (4.04m x 3.53m)
Range of modern grey high and low level cupboards and drawers with roll edge work surfaces. Built-in 4 ring hob and Hoover double oven. Extractor canopy with integrated fan and light. 1 1/2 tub single drainer stainless steel sink unit with mixer taps. Plumbed for American Fridge/Freezer. Part tiled walls. Ceramic tiled floor.

UTILITY ROOM

6'2" x 5'1" (1.88m x 1.55m)
Built-in storage cupboard. Plumbed for washing machine. Ceramic tiled floor.

STAIRS TO LANDING

Built-in storage cupboard.

BEDROOM 1

18'10" x 11'8" (5.74m x 3.56m)
Built-in wardrobe.

BEDROOM 2

18'11" x 11'7" (5.77m x 3.53m)

SHOWER ROOM

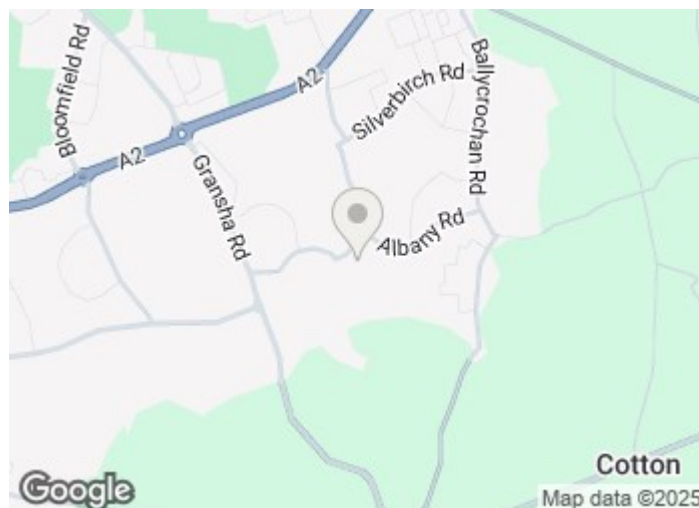
Corner shower with Thermostatic shower over. Wash hand basin. W.C. Tiled walls. Ceramic tiled floor. Double glazed Velux window. 2 Downlights. Built-in extractor fan.

OUTSIDE

FRONT

REAR

Enclosed garden in stones. Light. Tap. Paved patio.



Directions





Floor Plan

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