



ULSTER PROPERTY SALES

# UPS

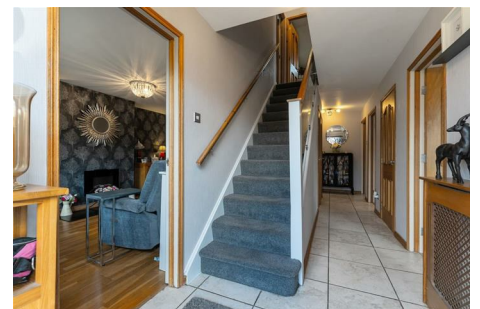
**BANGOR BRANCH**

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BT20 4AG

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NETWORK STRENGTH - LOCAL KNOWLEDGE



## 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) <b>A</b>		
(81-91) <b>B</b>		
(69-80) <b>C</b>		
(55-68) <b>D</b>		
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
Not energy efficient - higher running costs		
<b>Northern Ireland</b>	74	75
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. 11/2 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

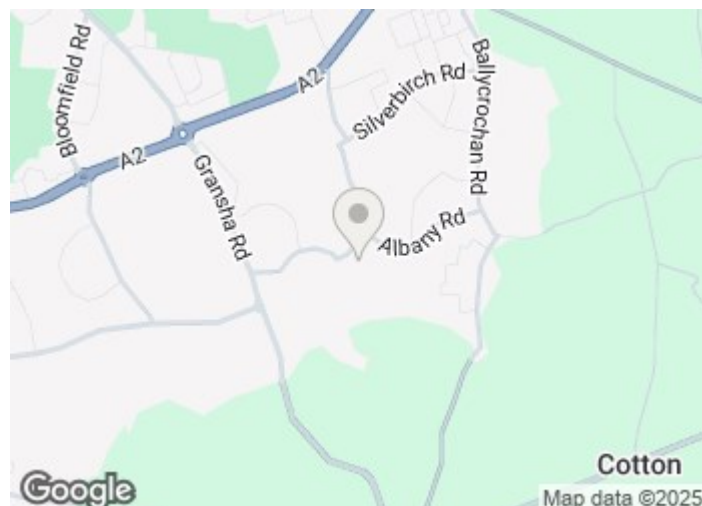
Corner shower with Thermostatic shower over. Wash hand basin. W.C. Tiled walls. Ceramic tiled floor. Double glazed Velux window. 2 Downlights. Built-in extractor fan.

## OUTSIDE

## FRONT

## REAR

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



## Directions



Floor Plan

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