



ULSTER PROPERTY SALES

# UPS

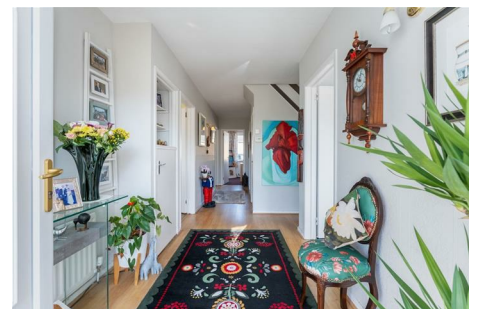
**BANGOR BRANCH**

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

**028 9127 1185**

bangor@ulsterpropertysales.co.uk

NETWORK STRENGTH - LOCAL KNOWLEDGE



## 1 SILVERBIRCH GARDENS

Bangor BT19 6ES

- Flexible Accommodation
- 4 Bedrooms
- 2 Reception Rooms
- uPVC Double Glazing
- Phoenix Gas Heating System
- 2 Shower Rooms
- Grey Kitchen
- Corner Site

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>	63	66
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
Not energy efficient - higher running costs		
Northern Ireland		
		EU Directive 2002/91/EC

**Offers Over £280,000**

# 1 Silverbirch Gardens

, Bangor, BT19 6ES



## ACCOMMODATION

uPVC double glazed entrance door with leaded glass light into ...

## ENTRANCE HALL

Laminated wood floor.

## LOUNGE

21'4" x 14'1" (narrowing to 10'11") (6.50m x 4.29m (narrowing to 3.33m))  
Open fireplace with tiled surround and hearth.

## FAMILY ROOM

16'9" x 10'1" (5.11m x 3.07m)  
Laminated wood floor. uPVC double glazed French doors leading to side.

## BEDROOM 3

16'9" x 10'2" (5.11m x 3.10m)

## DINING ROOM / BEDROOM 4

9'5" x 8'7" (2.87m x 2.62m)

## SHOWER ROOM

Comprising: Walk-in shower with Thermostatic shower and Drencher over. Vanity unit with inset wash hand basin. W.C. PVC panelled walls and ceiling. Anthracite heated towel rail.

## KITCHEN

13'1" x 9'11" (3.99m x 3.02m)  
Range of grey high and low level cupboards and drawers with roll edge work surfaces. Extractor canopy with integrated fan and light. 11/2 tub single drainer stainless steel sink unit with mixer taps. Plumbed for washing machine and dishwasher. Ceramic tiled floor. Part tiled walls.

## STAIRS TO LANDING

Built-in storage with shelving. Gas boiler.

## BEDROOM 1

13'8" x 11'6" (4.17m x 3.51m)  
Range of built-in wardrobes with louvred doors. Access to eaves storage. Double glazed Velux window.

## BEDROOM 2

12'2" x 11'8" (3.71m x 3.56m)  
Laminated wood floor. 2 Built-in wardrobes with louvred doors.

## SHOWER ROOM

Comprising: Corner shower with Heatstore electric shower unit. Pedestal wash hand basin. W.C. Tiled walls. Double glazed Velux window.

## OUTSIDE

### FRONT

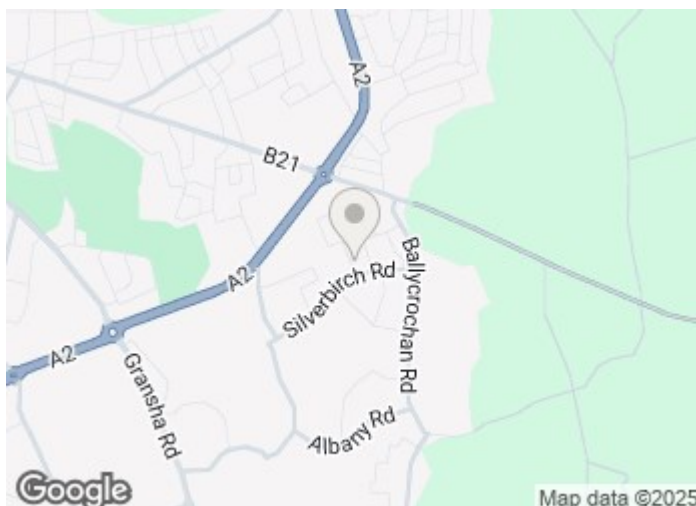
Garden in lawn with shrubs.

### SIDE

Garden in stones.

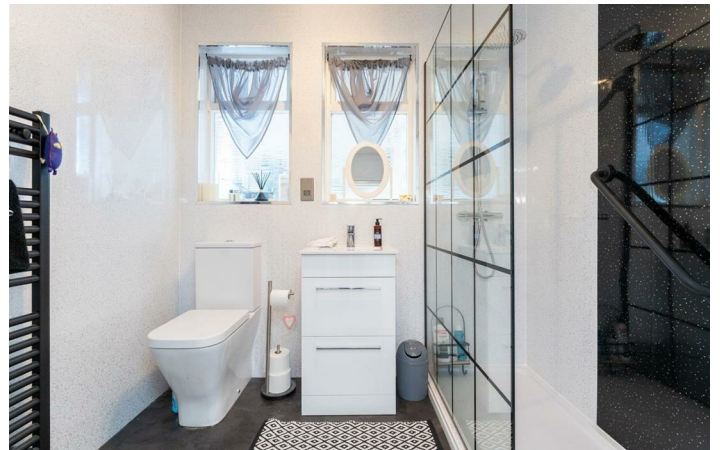
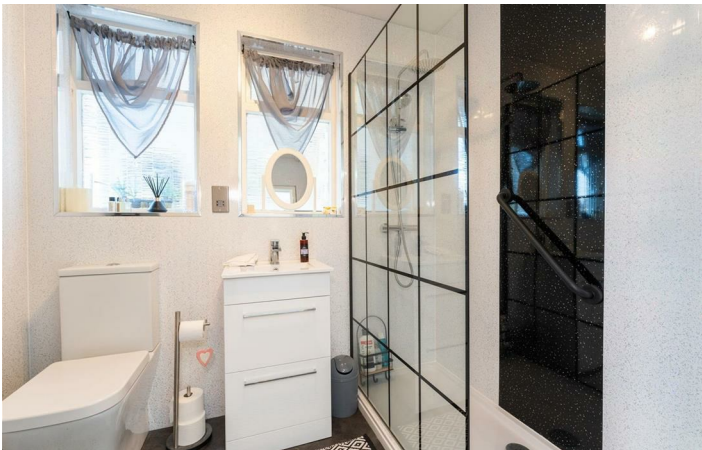
### REAR

Enclosed garden in pavestones and stones. Sensor light. Tap.



## Directions





Floor Plan

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