

Independent

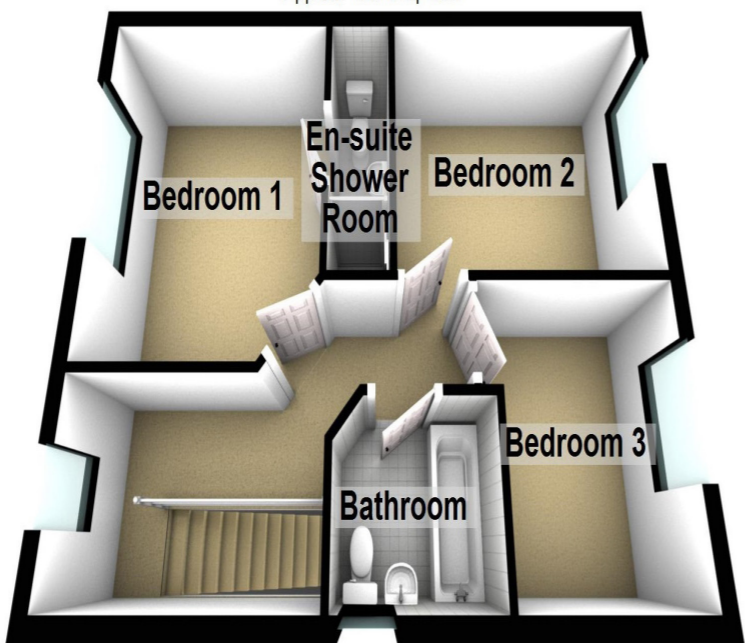
PROPERTY ESTATES



Ground Floor
Approx. 484.7 sq. feet



First Floor
Approx. 483.6 sq. feet



These particulars are given on the understanding that they will not be construed as part of a contract or lease. Whilst every care is taken in compiling the information, we give no guarantee as to the accuracy thereof and prospective purchasers are recommended to satisfy themselves regarding the particulars. We have not tested any heating or electrical systems

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PROPERTY ESTATES



FOR
SALE

18 Silverstream Road, Bangor
Offers Over - £159,950

- Modern End Townhouse
- Three Well-Proportioned Bedrooms
- Bedroom One with Ensuite Shower
- Spacious Lounge
- Modern Kitchen to Dining Room
- Modern First Floor Bathroom
- Ground Floor W.C.
- Gas Fired Central Heating
- Off Road Parking
- Enclosed Paved Garden

Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C	69 C	72 C
55-68	D		
39-54	E		
21-38	F		
1-20	G		

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Independent Property Estates are pleased to introduce to the Sales Market 18 Silverstream Road, Bangor.

This deceptively spacious modern Townhouse offers living accommodation over two floors that is simply ready to move in to and enjoy.

The Ground Floor comprises of a spacious Lounge, a modern fitted Kitchen which is open plan to the Dining Area which in turn leads to the Rear Garden, and a Ground Floor W.C..

The First Floor comprises with three well-proportioned Bedrooms, the Master Bedroom has access to an Ensuite Shower Room, and a modern Bathroom Suite.

Ground Floor

Lounge (13' 10" x 11' 11")

Spacious side aspect Reception Room complete with Wooden Flooring and a wood surround Fireplace.

Kitchen (9' 3" x 8' 11")

Modern Kitchen with a range of high & low level units with complimentary Laminate Roll-Edge Worktops. Integrated appliances include Fridge / Freezer, Gas Hob with Oven & Stainless Steel Sink Unit. The Kitchen is plumbed for Washing Machine and a Dishwasher. Open plan to Dining Room.

Dining Room (12' 0" x 9' 1")

Open plan off the Kitchen ideal for use as Dining Room. Complete with Wooden Floor & Patio Doors to the Garden.

W.C.

White two-piece suite comprising a wall-mounted Wash Hand Basin and a Push Button W.C.. Complete with Wooden Flooring and access to understairs storage.

First Floor

Bedroom One (11' 11" x 10' 6")

Side aspect double Bedroom with an Ensuite Shower Room.

Ensuite Shower Room (8' 3" x 2' 10")

Modern fully tiled Shower Room with a white three-piece suite comprising a Push Button W.C., a Pedestal Wash Hand Basin and a Shower Cubicle with Mains Shower.

Bedroom Two (12' 1" x 9' 1")

Side aspect double Bedroom.

Bedroom Three (9' 2" x 7' 8")

Side aspect Bedroom.

Bathroom (9' 2" x 7' 8")

Modern Bathroom with a white three-piece suite comprising Push Button W.C., Wash Hand Basin & Panel Bath with Shower Attachment. Tiled floor and tiling around Bath.

Outside

Front

Garden laid in lawn, lined with mature shrubs and hedging, sets the property back from the road. Furthermore, a driveway provides off-road parking for two cars.

Side

Fence enclosed brick paved garden featuring a timber decking offering an ideal place to relax or entertain.

