



ULSTER PROPERTY SALES

# UPS

**BANGOR BRANCH**

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BT20 4AG

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NETWORK STRENGTH - LOCAL KNOWLEDGE



## 10 SILVERSTREAM AVENUE

Bangor BT20 3LP

- 2 Bedrooms
- Lounge
- uPVC Double Glazing
- Oil Fired Heating System
- Oak Kitchen
- White Bathroom Suite
- Low Outgoings
- Handy Location
- No Onward Chain

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		
Northern Ireland		
		EU Directive 2002/91/EC

**Offers Over £110,000**

# 10 Silverstream Avenue

, Bangor, BT20 3LP



## ACCOMMODATION

uPVC double glazed front door.

## ENTRANCE HALL

Laminated wood floor.

## LOUNGE

10'10" max x 14'0" into bay (3.30m max x 4.27m into bay)

Open fireplace with brick surround and tiled hearth. Laminated wood floor. Cornice ceiling. Understairs storage cupboard.

## KITCHEN

14'0" max x 14'0" max excluding recess (4.27m max x 4.27m max excluding recess)

Range of oak high and low level units with roll edge work surfaces.

Built in 4 ring hob and oven under. Extractor canopy with integrated fan and light. Small breakfast bar. Ceramic tiled floor.

## COVERED YARD

Boiler House.

## STAIRS TO FIRST FLOOR

Access to roofspace.

## BEDROOM 1

14'2" max x 10'3" (4.32m max x 3.12m)

Built-in hotpress with lagged copper cylinder and Willis type immersion heater.

## BEDROOM 2

8'10" x 7'10" (2.69m x 2.39m)

## BATHROOM

White suite comprising: Panelled bath with mixer tap and shower over. Pedestal wash hand basin. W.C. Part tiled walls.

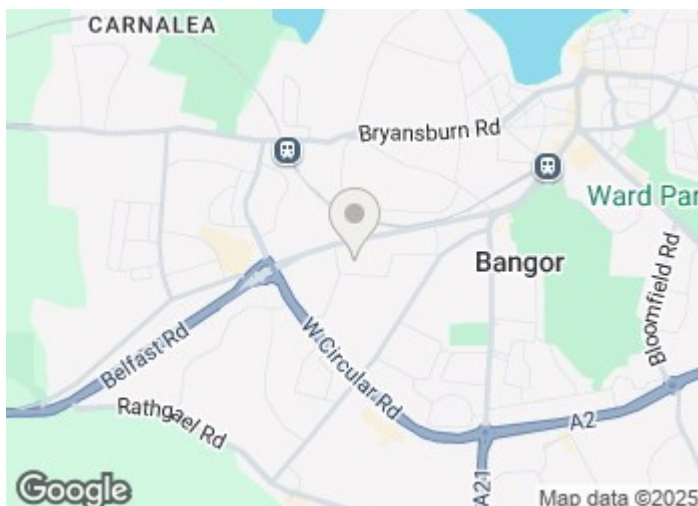
## OUTSIDE

### FRONT

Garden in stones with concrete path.

### REAR

Enclosed garden in lawn. Paved patio. Light point. Tap. PVC oil tank.



## Directions





Floor Plan

These particulars, whilst believed to be accurate are set out as a general outline only for guidance and do not constitute any part of an offer or contract. Intending purchasers should not rely on them as statements of representation of fact, but must satisfy themselves by inspection or otherwise as to their accuracy. No person in this firms employment has the authority to make or give any representation or warranty in respect of the property.

