

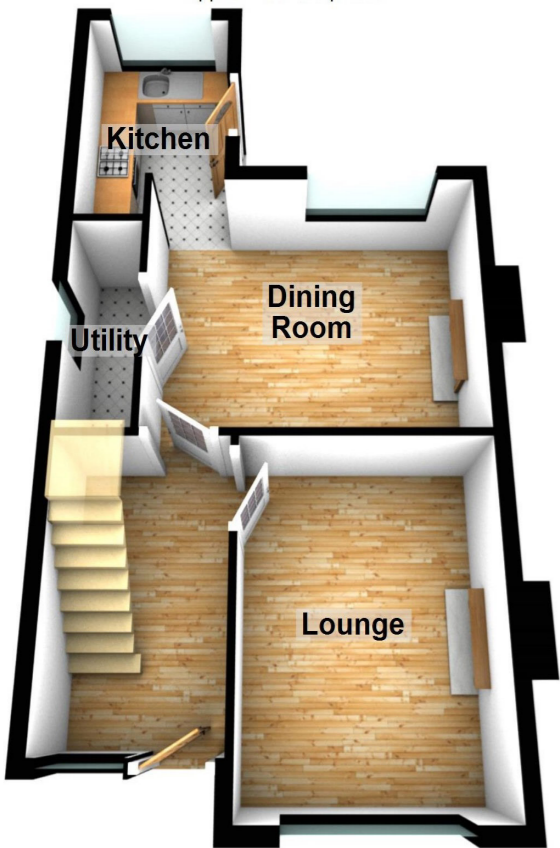
Independent

PROPERTY ESTATES



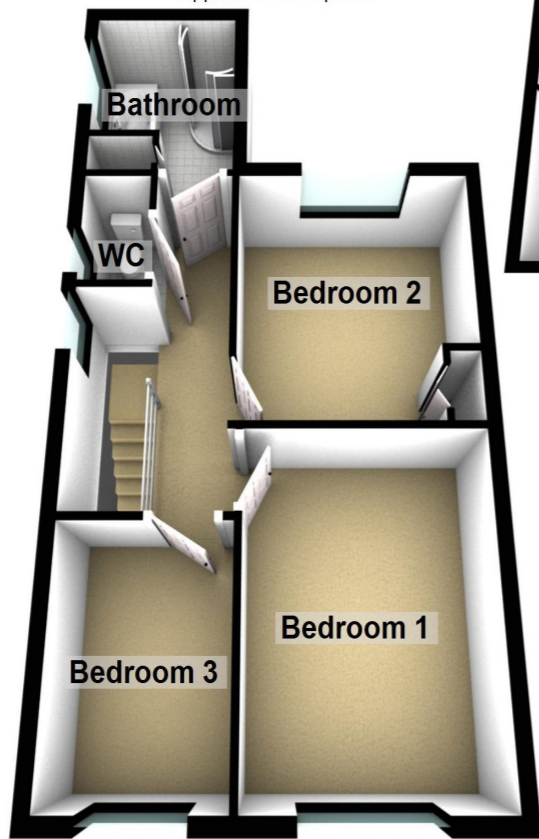
Ground Floor

Approx. 454.0 sq. feet

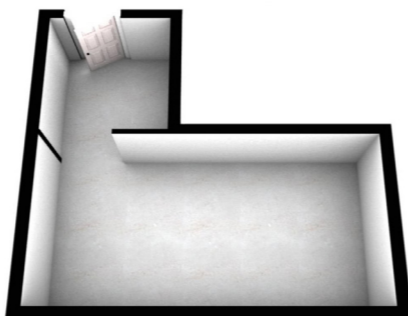


First Floor

Approx. 471.6 sq. feet



Basement



Independent

PROPERTY ESTATES



FOR SALE

53 Newtownards Road, Bangor

Offers Over - £189,000

- Attractive Semi Detached Property
- Modern Finish Throughout
- Three First Floor Bedrooms
- Two Reception Rooms
- Fitted Kitchen & Separate Utility
- Modern First Floor Bathroom
- Separate First Floor W.C.
- Oil Fired Central Heating
- uPVC Double Glazing
- Spacious Basement Storage
- Enclosed Rear in Paving & Lawn
- Off-Road Parking to Front
- Convenient to Bangor Centre
- Close to Public Transport Links

Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C		
55-68	D		59 D
39-54	E	47 E	
21-38	F		
1-20	G		



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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Ground Floor

Entrance Hall

PVC Entrance Door with large double glazed side panel leading into the bright Entrance Hall complete with Laminate Wooden Flooring.

Lounge (13' 0" x 10' 1")

Front aspect Reception Room with Laminate Wooden Flooring and a feature Cast Iron Fireplace on a Granite Hearth.

Dining Room (14' 1" x 10' 7")

Rear aspect Reception Room with Laminate Wooden Flooring and a feature traditional Cast Iron Fireplace. Doorway to the Utility and open arch through to the Kitchen.

Kitchen (7' 10" x 6' 8")

Fitted Kitchen with a range of high and low level 'Shaker' style units & complimentary Worktops. Integrated Hob with Oven under, a Stainless Steel Sink unit and plumbed for a Washing Machine. Complete with tiled floor and part tiled walls.



Utility (8' 8" x 2' 10")

Complete with tiled flooring and plumbed for utilities.

First Floor

Bedroom One (13' 0" x 10' 1")

Front aspect double Bedroom.

Bedroom Two (10' 5" x 10' 7")

Rear aspect double Bedroom with access to built-in Wardrobes.

Bedroom Three (7' 1" x 9' 6")

Front aspect Bedroom.

Bathroom (7' 9" x 6' 1")

Modern Bathroom with a white three-piece suite comprising a free-standing Bath, a corner Shower Cubicle with Electric Shower Unit and a Wash Hand Basin with drawer storage under. Complete with tiled floor and tiled walls.

Separate W.C. (4' 5" x 2' 10")

Separate W.C., with floor and wall tiling to match the Bathroom, with a two-piece suite comprising a Push Button W.C. and a wall-mounted corner Wash Hand Basin.



Outside

Basement (17' 7" x 10' 4")

Spacious Basement, accessed from the Rear Garden, with a total area of approx 236 sqft. Fitted with light and power.

Front

Driveway providing off-road parking and a loose stone garden.

Rear

Fence enclosed garden, primarily in paving, leading down to a lawn area.