


## 37 SHERWOOD ROAD

Bangor BT19 6DJ

- 3 Bedrooms
- Spacious Lounge
- White Gloss Kitchen / Dining Area
- uPVC Double Glazing
- Phoenix Gas Heating System
- White Bathroom Suite
- Handy Downstairs Wash Room
- Detached Garage
- Cul De Sac
- Open Aspect Over Countryside

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>		64
(39-54) <b>E</b>	41	
(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 £195,000**

# 37 Sherwood Road

, Bangor, BT19 6DJ



## ACCOMMODATION

### ENTRANCE HALL

### LOUNGE

18'8" x 11'8" (5.69m x 3.56m)  
Open fireplace.

### KITCHEN/DINING AREA

18'8" x 9'8" (5.69m x 2.95m)  
Range of white gloss high and low level cupboards and drawers with formica work surfaces. Built-in Induction 4 ring hob and oven. Extractor hood with integrated fan and light. Ceramic 11/2 tub single

drainer sink unit with mixer taps. uPVC double glazed French doors leading to rear.

### WASH ROOM

Comprising: Wash hand basin with mixer tap. W.C. Plumbed for washing machine.

### STAIRS TO LANDING

#### BEDROOM 1

11'1" x 10'2" (3.38m x 3.10m)

#### BEDROOM 2

12'1" x 6'9" (3.68m x 2.06m)

#### BEDROOM 3

16'2" x 7'4" (4.93m x 2.24m)

## BATHROOM

White suite comprising: Panelled bath with Redring electric shower. Pedestal wash hand basin. W.C. Tiled walls.

## OUTSIDE

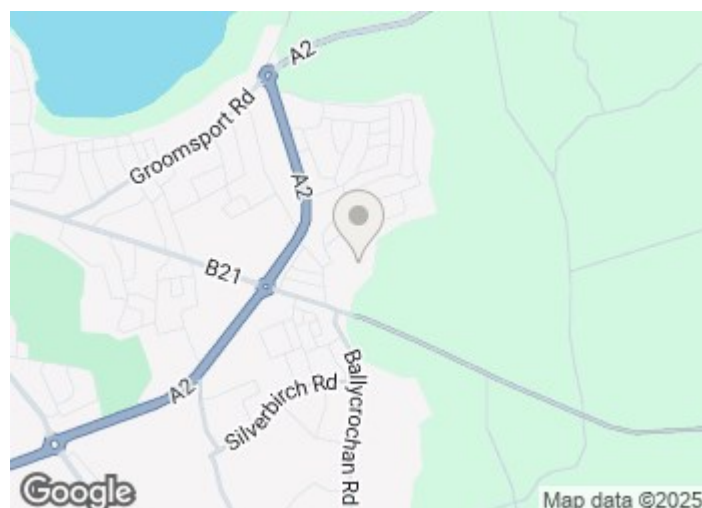
### DETACHED GARAGE

14'10" x 8'11" (4.52m x 2.72m)  
Roller door. Light and power.

### FRONT

### REAR

Enclosed terraced garden.  
Shed: 7'3" x 6'9" with power.



## 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.

