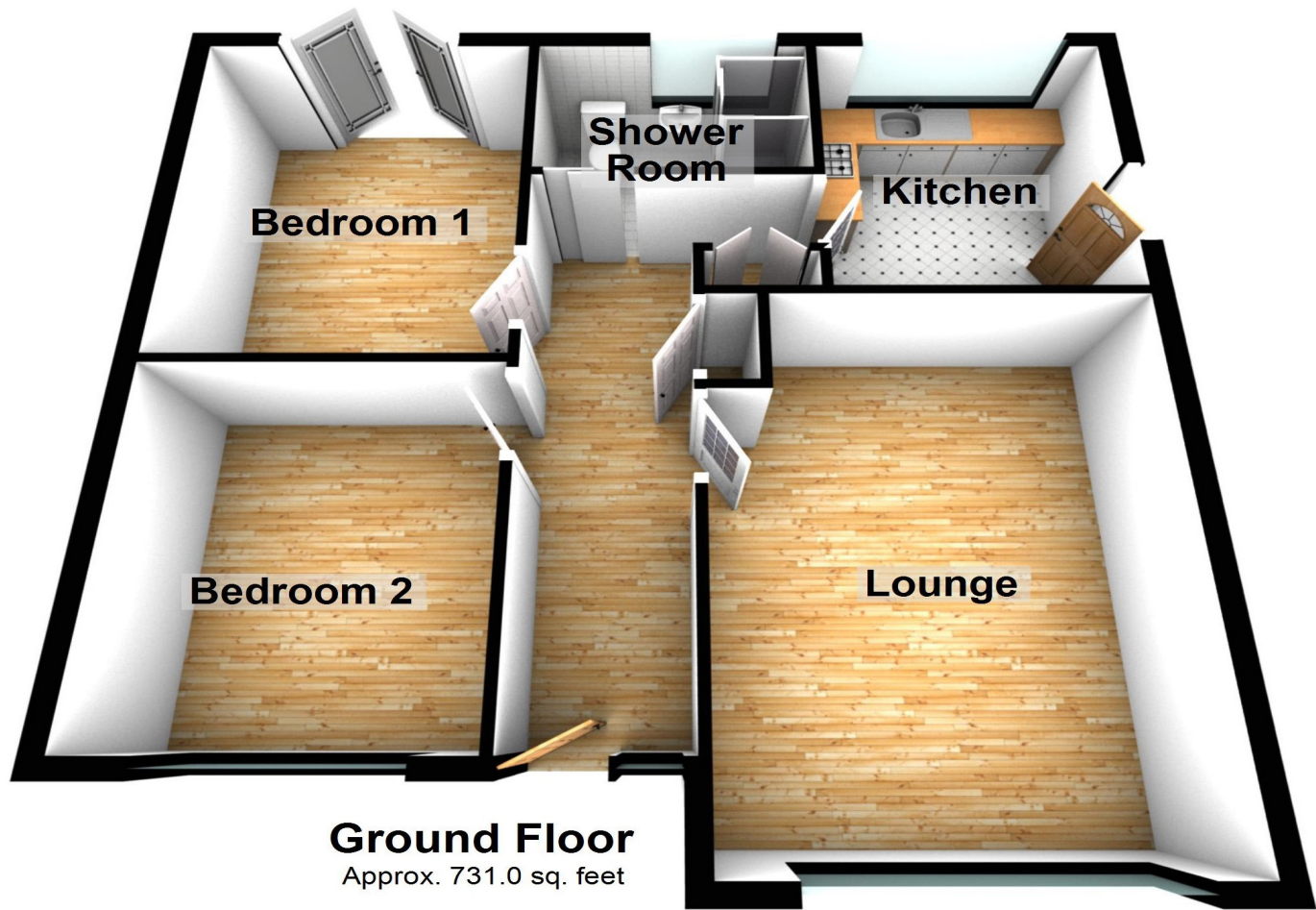
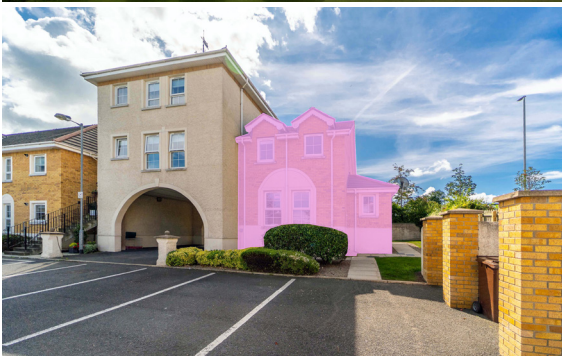


Independent

PROPERTY ESTATES



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

8 Lineybrook Lane, Bangor

Offers Over £179,950

- Modern End Townhouse
- Three First Floor Bedrooms
- Bedroom One: Ensuite Shower
- Modern Kitchen: Casual Dining Area
- First Floor Bathroom Suite
- Ground Floor W.C.
- Gas Fired Central Heating
- uPVC Double Glazing
- Residents Car Parking
- Close to Bloomfield Shopping Centre
- Close to Primary & Secondary Schools
- Close to Arterial Routes to Belfast

Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	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 8 Lineybrook Lane, Bangor.

This modern End Townhouse, located in a desirable residential development, has been finished to a standard throughout to offer living accommodation that is simply ready to move in to and enjoy.

Accommodation comprises of three well-proportioned First Floor Bedrooms (the Principal Bedroom with access to an Ensuite Shower Room), one Reception Room, a modern Kitchen with casual dining space, a First Floor Bathroom Suite and a Ground Floor W.C.

This Property benefits from Gas Fired Central Heating and uPVC Double Glazing throughout.

Lineybrook is a popular residential area of modern properties located off Bangor's Circular Road, opposite the main entrance to Bloomfield Shopping Centre. As such, this property is convenient to a host of Shopping Facilities, Public Transport Links as well as both Primary and Secondary Schools.



Ground Floor

Enclosed Entrance Porch

Solid Wooden Door, with glass panels, leading into Enclosed Entrance Porch with tiled flooring.

Entrance Hall

Spacious Entrance Hall.

Lounge (15' 1" x 9' 10")

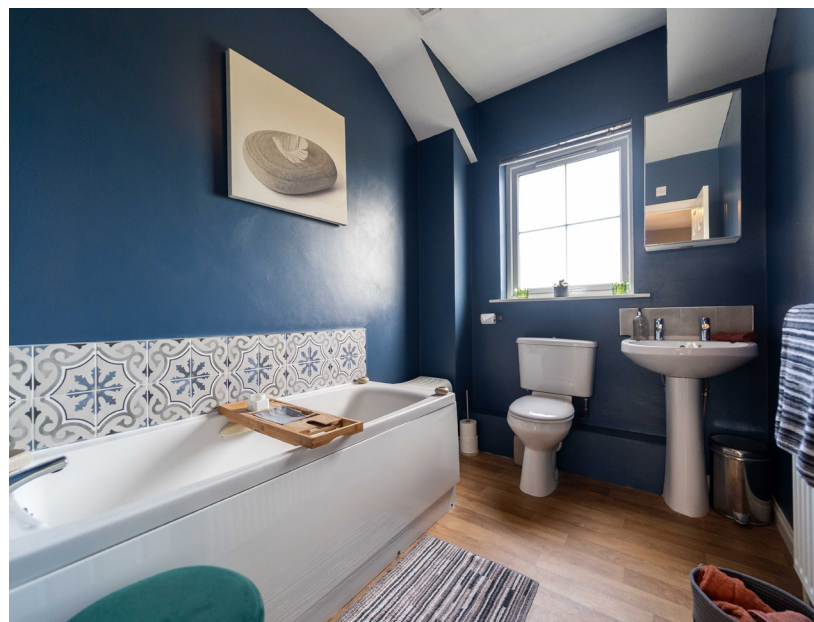
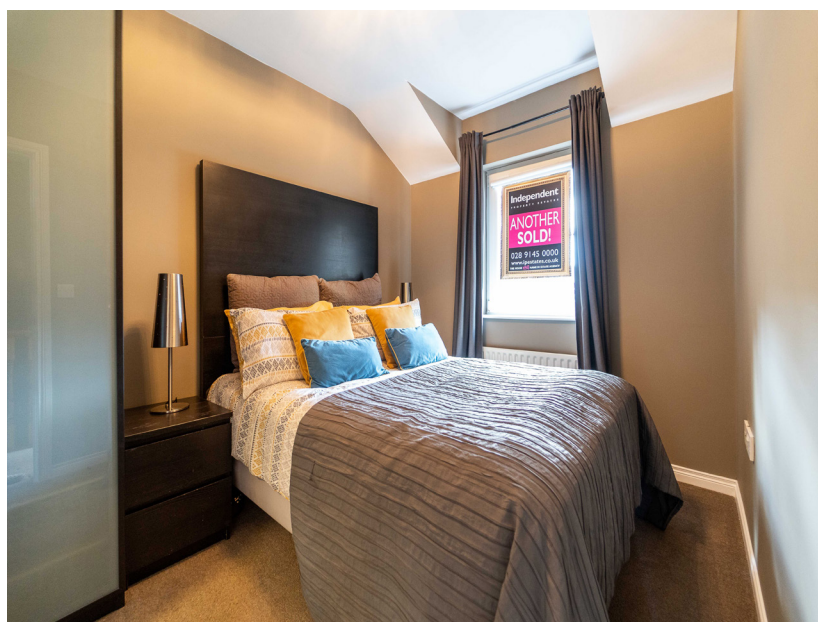
Front aspect Reception Room.

Kitchen (17' 2" x 7' 11")

Modern fitted Kitchen with a range of high and low level units with complimentary Laminate Worktops, an integrated Hob with Oven under, a Stainless Steel Sink unit and plumbed for a Washing Machine. The Kitchen opens to provide space for casual dining.

W.C. (5' 6" x 5' 6")

Located off the Entrance Porch. White two-piece suite comprising a Pedestal Wash Hand Basin and a Push Button W.C.



First Floor

Bedroom One (11' 3" x 8' 0")

Front aspect Bedroom with access to an Ensuite Shower Room.

Bedroom Two (11' 11" x 9' 11")

Front aspect double Bedroom with Laminate Wooden Flooring. Pull-down ladder to floored Roof Space.

Bedroom Three (11' 11" x 9' 11")

Front

Bathroom (8' 4" x 5' 5")

White three-piece suite comprising a Push Button W.C., a Wash Hand Basin with cupboard storage under and a walk-in Shower Enclosure with Electric Shower Unit. The Shower Room has been designed with ease of accessibility in mind.