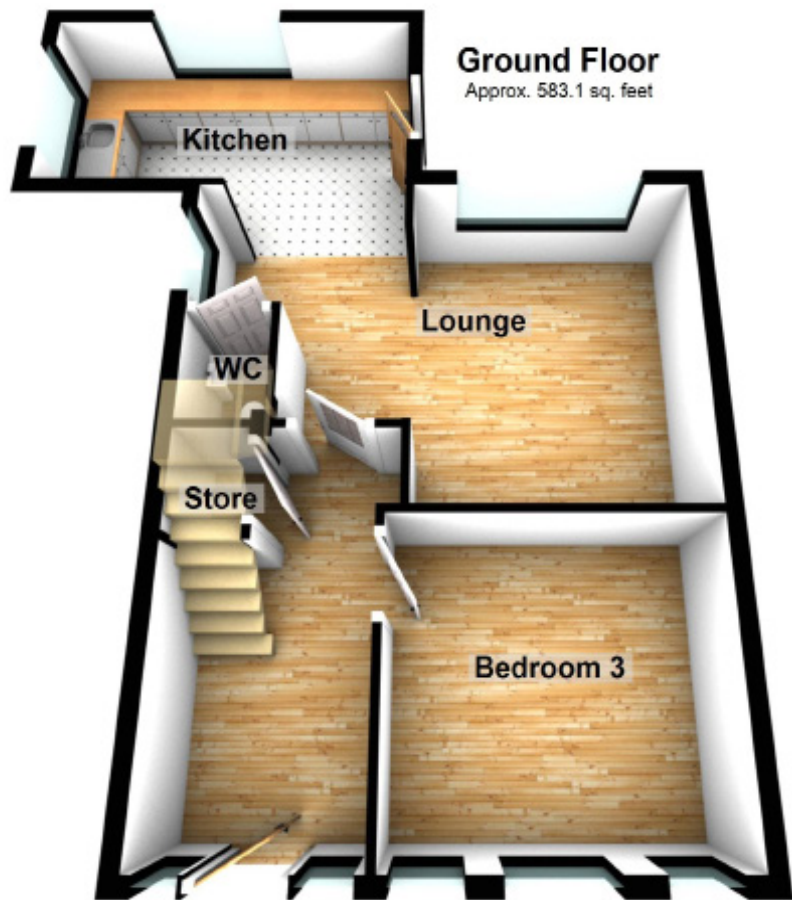


Independent

PROPERTY ESTATES



Ground Floor
Approx. 583.1 sq. feet



First Floor
Approx. 479.0 sq. feet

Total area: approx. 1062.1 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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Independent

PROPERTY ESTATES



FOR SALE

8 Church Drive, Bangor
Offers Over £225,000

- Modernised Semi-Detached Home
- Modern First Floor Bathroom
- Three Bedrooms:
- Gas Fired Central Heating
- (Two 1st Floor & One Ground Floor)
- PVC Double Glazing
- Principal Bedroom: Ensuite Shower
- Detached Garage
- Open Plan Living to Modern Kitchen
- Spacious Driveway
- Ground Floor W.C.
- Front & Side Lawn Gardens

Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C	71 C	76 C
55-68	D		
39-54	E		
21-38	F		
1-20	G		

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Ground Floor

Entrance Hall

Composite door with double glazed central panel & complimentary double glazed side panels leading into the bright and airy Entrance Hall.

Lounge (19' 2" x 12' 8") at widest points

Rear aspect Reception Room complete with Laminate Wooden Floor and open plan to the Kitchen.

Kitchen (15' 0" x 7' 9")

Recently fitted Modern Kitchen with integrated appliances including a Microwave, an Oven, an Electric Hob, a Dishwasher and a 1 1/2 Bowl Sink Unit. Laminate Wooden Flooring continued from the Lounge. Access to the Rear Patio.

Bedroom Three (11' 9" x 10' 10")

Front aspect double Bedroom.

W.C. (4' 3" x 3' 3")

White two-piece suite comprising a Push Button W.C. and a Wash Hand Basin with cupboard storage under.



First Floor

Bedroom One (13' 1" x 12' 0")

Front aspect double Bedroom with Ensuite Shower Room.

Ensuite Shower Room (7' 3" x 6' 0")

Recently fitted modern Shower Room comprising a Push Button W.C., a wall-mounted Wash Hand Basin with storage under and a corner Shower Cubicle with Wall Panels and Mains Shower Unit. Complete with Laminate Wooden Flooring.

Bedroom Two (11' 2" x 11' 0")

Rear aspect double Bedroom enjoying elevated views over the surrounding area.

Bathroom (8' 8" x 7' 10") at widest points

Recently fitted modern Bathroom with a white three-piece suite comprising a 'L' shaped Shower Bath with Mains Shower & wall panels, Push Button W.C. & Wash Hand Basin with storage under.



Outside

Front

Hedge lined garden laid in lawn and a driveway providing off road parking for multiple vehicles.

Rear

Driveway extends to the Rear of the Property as well as a paved Patio Area.

Detached Garage (17' 0" x 9' 3")

Roller Door to Driveway & Pedestrian access from the Patio Area. Fitted with Light, Power & plumbed for Washing Machine.

