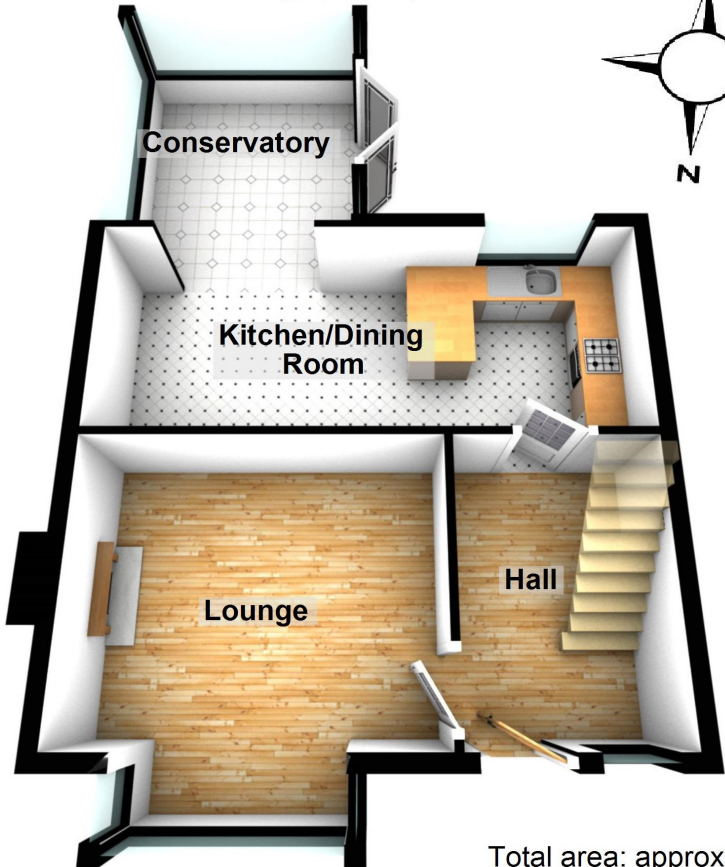


Independent

PROPERTY ESTATES



Ground Floor
Approx. 567.6 sq. feet



First Floor
Approx. 451.7 sq. feet



Total area: approx. 1019.3 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

20 Woodford Grange, Bangor
Offers Over £199,950

- Semi-Detached House
- Well-Presented Throughout
- Three First Floor Bedrooms
- Spacious Lounge with Stove
- Spacious Kitchen to Dining Area
- Conservatroy Open Plan off Dining
- Modern First Floor Bathroom
- Gas Fired Central Heating
- uPVC Double Glazing
- Loose Stone Parking to Front
- Enclosed Rear in Lawn & Paving
- Garden Shed Plumbed for Utilities

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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This well-presented Semi-Detached Home, with total internal area of approx. 1,019 sqft, has been finished to a high standard throughout to offer a home ready to move in to & enjoy.

The Ground Floor comprises a lounge with a feature stove & a Box Bay Window, a modern fitted Kitchen with dining space & a spacious Conservatory open plan off the Dining Area.

The First Floor comprises of three well-proportioned Bedrooms and a fully tiled Bathroom Suite.

Externally, to the front, there is a garden laid in lawn & a loose stone driveway providing off-road parking. To the rear, there is a fence enclosed south facing garden, enjoying a good degree of privacy, in a mixture of lawn, loose stone sitting area and patio paving. Furthermore, there is a Garden Shed, adjoined to the Patio, plumbed for utilities and ideal for storage.

Woodford Grange is a cul-de-sac nestled off Ashbury Avenue & is within close proximity to the Ashbury Shopping Complex, Public Transport Links and Ballymagee Primary School.

Ground Floor

Entrance Hall

Modern PVC Door leading into spacious Entrance Hall with Wooden Flooring.

Lounge (13' 11" x 13' 5") into Box Bay Window

Front aspect Reception Room, leading into a Box Bay Window, with a feature Cast Iron Multi-Fuel Stove and complete with Wooden Flooring.

Kitchen / Dining (21' 6" x 8' 9")

Modern fitted Kitchen with range of high & low level units with complimentary Worktops extending into a Breakfast Bar. Integrated appliances include Fridge, Electric Hob with Oven under, Dishwasher & a Stainless Steel Sink Unit. Opens to provide ample space for dining with tiled flooring throughout.

Conservatory (11' 0" x 10' 0")

Open plan off the Kitchen with panoramic windows over the Rear Garden. Tiled flooring continued from the Kitchen / Dining Room and Patio Doors lead to the Rear Garden.

First Floor

Bedroom One (13' 0" x 8' 9")

Rear aspect double with Laminate Wooden Flooring.

Bedroom Two (13' 9" x 9' 10")

Front aspect double with Laminate Wooden Flooring.

Bedroom Three (8' 0" x 7' 11")

Front aspect Bedroom with Laminate Wooden Flooring. Access to built-in storage.

Bathroom (8' 0" x 5' 9")

Fully tiled with a white three-piece suite comprising W.C., Pedestal Wash Hand Basin & Bath with Mains Shower.

Outside

Front

Garden laid in lawn and a loose stone driveway providing off-road parking for multiple vehicles.

Rear

Fence enclosed south facing garden, enjoying a good degree of privacy, in a mixture of lawn, loose stone sitting area and patio paving. Furthermore, there is a Garden Shed, adjoined to the Patio, plumbed for utilities and ideal for storage.

