

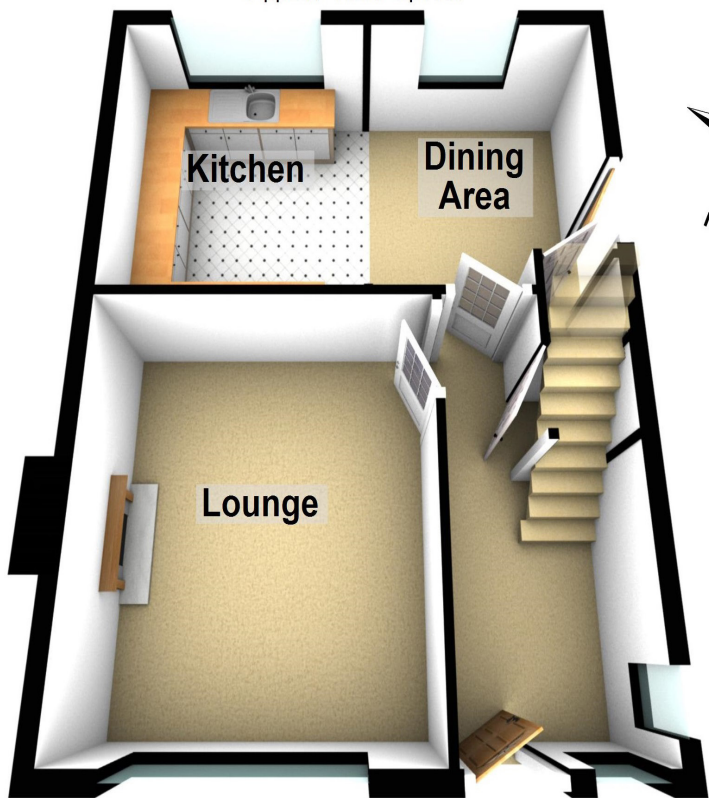
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PROPERTY ESTATES



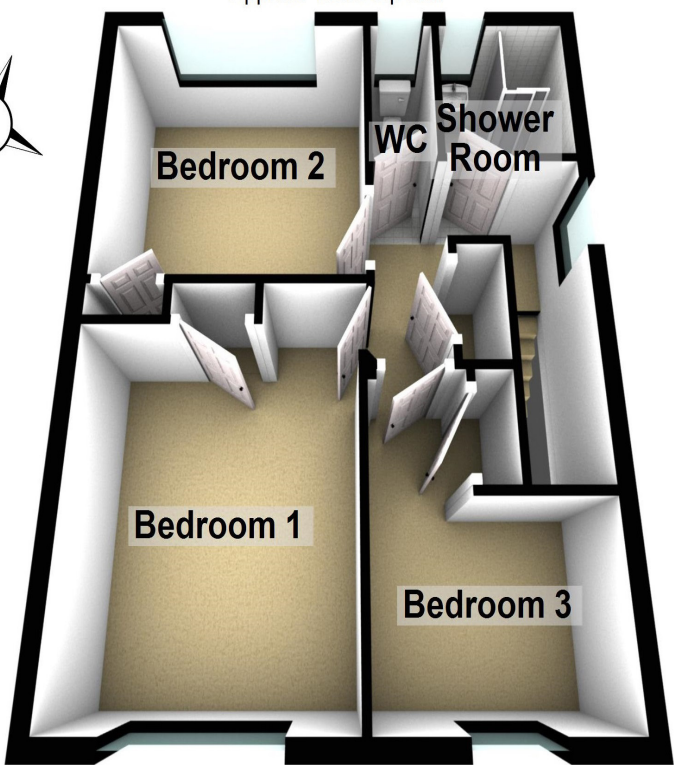
Ground Floor

Approx. 455.9 sq. feet



First Floor

Approx. 453.6 sq. feet



Total area: approx. 909.5 sq. feet



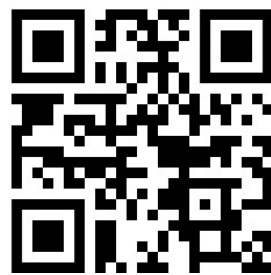
These particulars are given on the understanding that they will not be construed as part of a contract or lease. Whilst every care is taken in compiling the information, we give no guarantee as to the accuracy thereof and prospective purchasers are recommended to satisfy themselves regarding the particulars. We have not tested any heating or electrical systems

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PROPERTY ESTATES



FOR SALE

54 Churchill Park, Bangor

Offers Over £195,000

- Semi-Detached House
- Three First Floor Bedrooms
- Spacious Lounge
- Spacious Kitchen to Dining Area
- First Floor Shower Room
- Separate First Floor W.C.
- Gas Fired Central Heating
- uPVC Double Glazing
- Enclosed Rear South Facing Lawn
- Outbuilding with Two Stores
- Driveway Parking & Lawn to Front
- Convenient to Ballyholme Primary

Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C		74 C
55-68	D	66 D	
39-54	E		
21-38	F		
1-20	G		

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Independent Property Estates are pleased to offer to the market 54 Churchill Park, Bangor.

With deceptively spacious accommodation over two floors, the Ground Floor comprises of a spacious Lounge and a fitted Kitchen with space for dining as well as access to the Rear Garden.

The First Floor of the Property comprises of three well-proportioned Bedrooms, each with built-in storage, a Shower Room and a separate W.C.

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

Externally, to the front of the Property a driveway provides off-road parking and there is lawn garden with fencing to the boundary. To the rear of the Property there is a south facing garden laid in lawn and an outbuilding providing two individual storage areas.

Churchill Park is conveniently located within close proximity of local Primary & Secondary Schools including Ballyholme Primary School and St. Collumbanus College. Ballyholme Village Centre and Ballyholme Beach are also close by.

Ground Floor

Entrance Hall

PVC Entrance Door leading into the Entrance Hall complete with tiled floor and access to understairs storage cupboard.

Lounge (13' 1" x 12' 5")

Front aspect Reception Room with access to an open fire.

Kitchen / Dining (19' 2" x 10' 1")

Fitted Kitchen with a range of high and low level units with complimentary worktops, a Stainless Steel Sink Unit and plumbed for a Washing Machine. The Kitchen area is complete with tiled floor and is open plan to a Dining Area which in turn leads to the Rear Garden.

First Floor

Bedroom One (10' 6" x 10' 5")

Front aspect double Bedroom with access to built-in storage.

Bedroom Two (10' 9" x 10' 1")

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

Bedroom Three (10' 1" x 8' 5") at widest points

Front aspect double Bedroom with access to built-in storage.

Shower Room (5' 6" x 4' 11")

PVC panelled Shower Enclosure with mains shower and a Wash Hand Basin with cupboard storage under.

W.C. (5' 6" x 2' 8")

White Push Button W.C..

Outside

Front

Garden laid in lawn with fencing to the boundary and a driveway provides off-road parking.

Rear

Southerly facing enclosed garden laid in lawn with an outbuilding providing two separate storage areas.