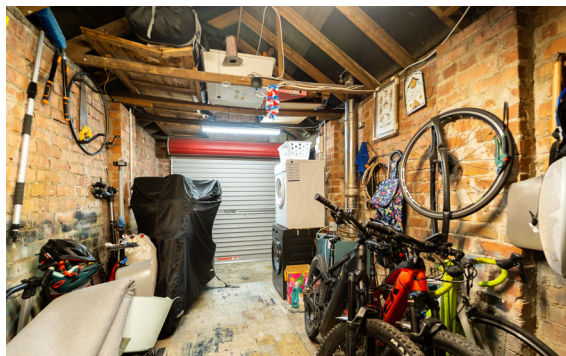


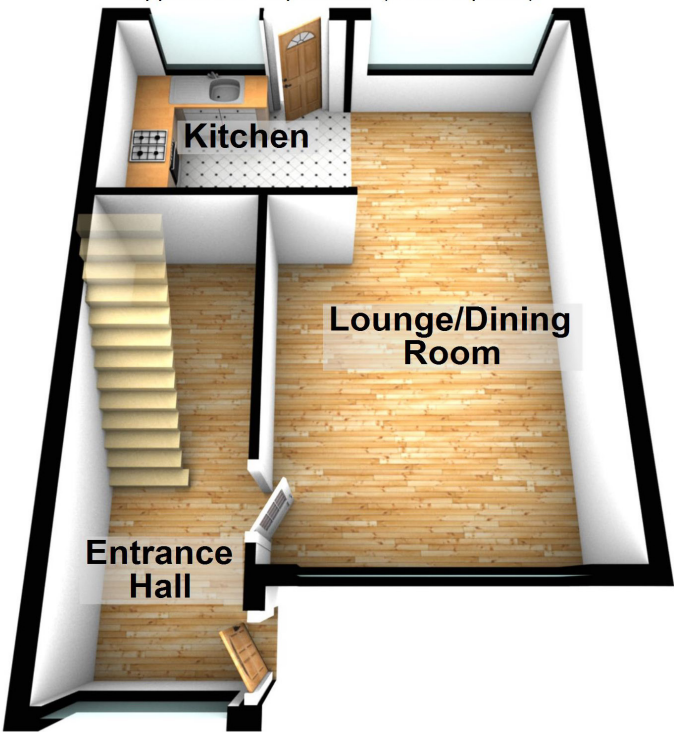
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PROPERTY ESTATES



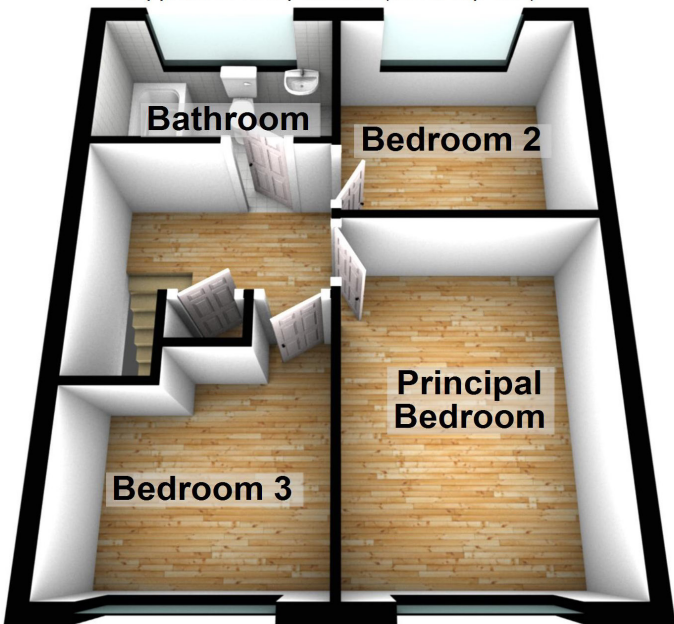
Ground Floor

Approx. 38.4 sq. metres (413.7 sq. feet)



First Floor

Approx. 36.3 sq. metres (390.8 sq. feet)



Total area: approx. 74.7 sq. metres (804.5 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

15 Chippendale Park, Bangor
Offers Over - £219,950

- Semi Detached Family Home
- Extensively Modernised
- Contemporary Styling Throughout
- Three First Floor Bedrooms
- Open Plan Ground Floor. Living / Dining to:
- Modern Kitchen with Integrated Appliances
- Contemporary First Floor Bathroom Suite
- Oil Fired Central Heating & Double Glazing
- Solar Panel System linked to:
- Battery Pack, Electrics, EV Charger & Water
- Detached Garage
- Tarmac Driveway Providing Off-Road Parking
- Enclosed Rear Loose Stone Garden
- Convenient to Ballyholme Village & Primary

Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C	69 C	72 C
55-68	D		
39-54	E		
21-38	F		
1-20	G		

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This Semi-Detached Home has been modernised to offer a contemporary home that is simply ready to move into and enjoy.

Recent renovations include modern Kitchen, modern Bathroom, contemporary wooden flooring throughout the Ground Floor, Oak internal doors and a composite external door to the front.

Continuing the theme of modern living, the accommodation on the Ground Floor has been adapted to offer an open plan flow with a spacious through aspect Lounge / Dining, with a feature wood burning stove, open plan to the modern Kitchen.

The First Floor of the Property comprises of three well-proportioned Bedrooms and a modern Bathroom Suite.

This Property benefits from Oil Fired Central Heating & uPVC Double Glazing throughout. The current owners have recently installed a Solar Panel System which is linked to Battery Storage, an Electric Vehicle Charge Point and an Eddi Solar Diverter which diverts surplus energy, once the battery is charged, to the hot water system.

Externally, to the front of the property a tarmac driveway provides off-road parking as well as access to the Detached Garage. To the Rear, there is an enclosed loose stone garden with flowerbed edging and a paved seating area.

Ground Floor

Entrance Hall

Bright & airy Entrance Hall accessed via a composite door and complete with laminate wooden floor.

Lounge / Dining (21' 8" x 11' 11") at widest point

Spacious through aspect Reception with laminate wooden floor from the Entrance Hall. Wood Burning Stove. Open plan to:

Kitchen (9' 2" x 7' 11")

Modern fitted Kitchen with a range of high and low level 'Shaker' style units with complimentary worktops, a Stainless Steel Sink Unit, an integrated Fridge / Freezer and an Integrated Hob with Oven under. Laminate wooden floor continued from the Reception Area. Door leading to Rear Garden.

First Floor

Principal Bedroom (12' 11" x 8' 11")

Front aspect double Bedroom.

Bedroom Two (9' 0" x 8' 4")

Rear aspect Bedroom with built-in mirror fronted slide robes.

Bedroom Three (9' 9" x 8' 11") at widest point

Front aspect Bedroom.

Bathroom (8' 9" x 5' 3")

Modern Bathroom with a white three-piece suite comprising a wall mounted 'floating' Wash Hand Basin, a Push Button W.C. and a Panel Bath with Electric Shower Unit and PVC panelled walls.

Outside

Front

Tarmac driveway providing off-road parking for multiple vehicles.

Rear

Garden in loose stone.

Detached Garage (17' 8" x 9' 0")

Accessed via a Roller Shutter Door and separate pedestrian side access. Fitted with light, power and plumbed for utilities.

