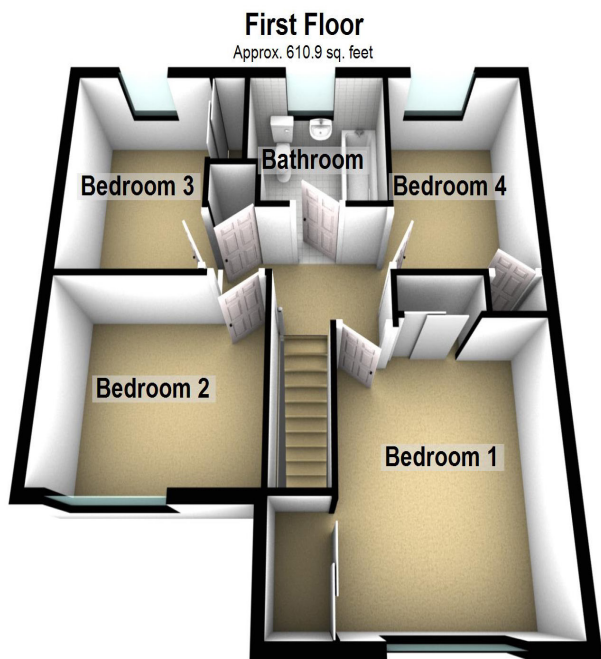
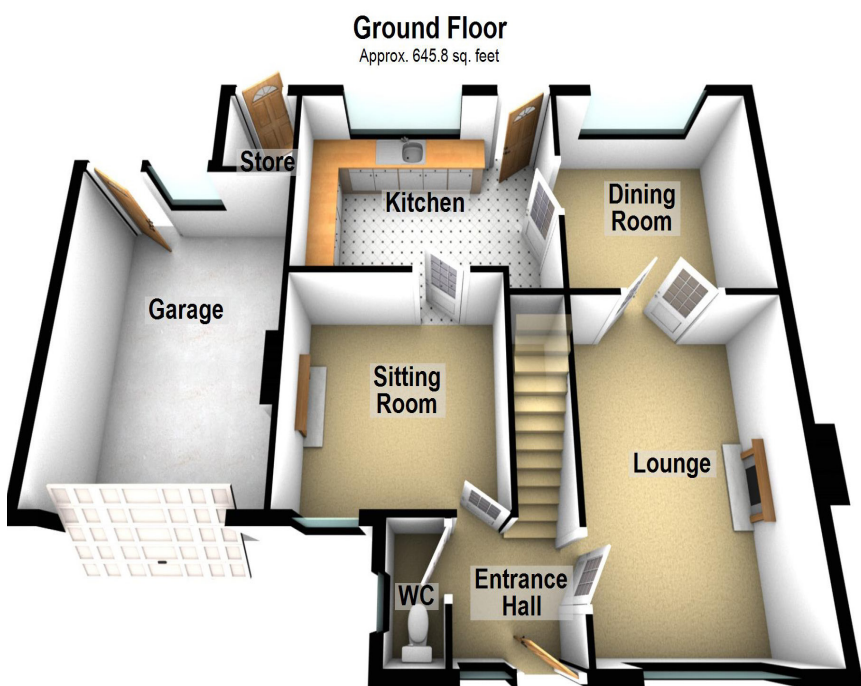


Independent

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

028 9145 0000
www.ipestates.co.uk

Part of The Independent Group of Companies

Independent

PROPERTY ESTATES



FOR SALE

43 Chippendale Avenue, Bangor

Offers Over £329,950

- Detached Family Home
- Total Internal Area c.1,257 sqft
- Four First Floor Double Bedrooms
- Three Reception Rooms
- Spacious Fitted Kitchen
- First Floor Bathroom Suite
- Ground Floor W.C.
- Gas Fired Central Heating
- PVC Double Glazing
- Adjoined Garage
- Spacious Front Lawn & Driveway
- Enclosed Rear Lawn Garden

Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C		
55-68	D	67 D	74 C
39-54	E		
21-38	F		
1-20	G		

028 9145 0000
www.ipestates.co.uk

Part of The Independent Group of Companies



Ground Floor

Lounge (14' 11" x 11' 4")

Spacious front aspect Reception Room with a feature Fireplace. Double Doors to rear leading to the Dining Room.

Dining Room (11' 4" x 10' 3")

Rear aspect Reception Room with double doors from the Lounge and access direct from the Kitchen making it ideal for us as a Dining Room.

Sitting Room (11' 9" x 10' 3")

Front aspect Reception Room, with a feature Fireplace, linking through from the Entrance Hall to the Kitchen.

Kitchen (15' 0" x 10' 4")

Spacious Kitchen with a range of high and low level units with complimentary Worktops and plumbed for a Dishwasher. Double glazed PVC door to the Rear Garden.

W.C. (5' 3" x 3' 10")

Two-piece suite comprising a W.C. and a Wash Hand Basin. Complete with half-panelled walls and laminate wood floor tiles.



First Floor

Bedroom One (12' 10" x 10' 4")

Front aspect double Bedroom with access to two individual built-in Wardrobes.

Bedroom Two (13' 9" x 11' 4")

Front corner double Bedroom with front and side aspects.

Bedroom Three (10' 4" x 7' 11")

Rear aspect double Bedroom with access to a built-in Wardrobe.

Bedroom Four (10' 3" x 7' 10")

Rear aspect double Bedroom with access to a built-in Wardrobe.

Bathroom (8' 1" x 6' 10")

Three-piece suite comprising a W.C., a Pedestal Wash Hand Basin and a Panel Bath with Shower attachment. Complete with tiled walls and tile-effect flooring.



Outside

Front Garden

To the front of the Property there is a spacious lawn garden and a large driveway providing off-road parking for multiple vehicles as well as access to the adjoined Garage.

Rear Garden

To the rear there is a fence enclosed garden in lawn with a pedestrian access to the adjoined Garage.

Adjoined Garage (15' 10" x 12' 0")

Up & Over Door to the Driveway at the front and a pedestrian access from the Rear Garden. Fitted with light and power as well as being plumbed for a Washing Machine.

Store Room (4' 0" x 4' 0")

Accessed from the Rear Garden and ideal for storage use.