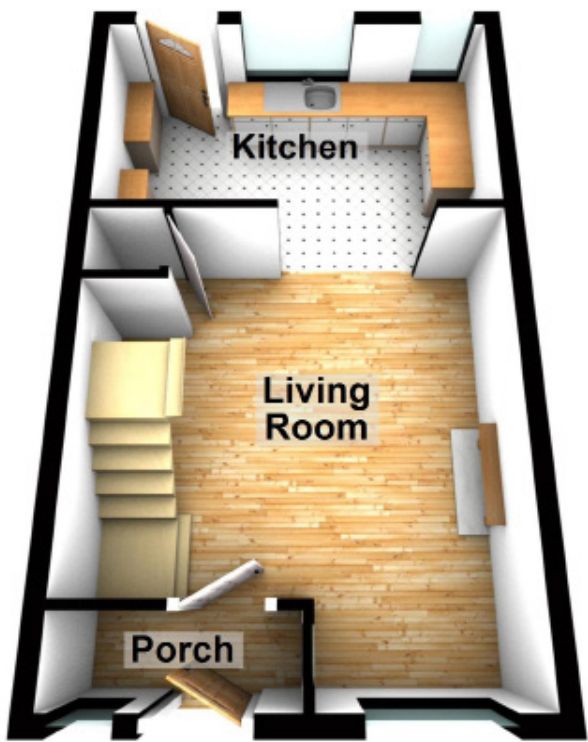


Independent

PROPERTY ESTATES



Ground Floor



First Floor



Independent

PROPERTY ESTATES



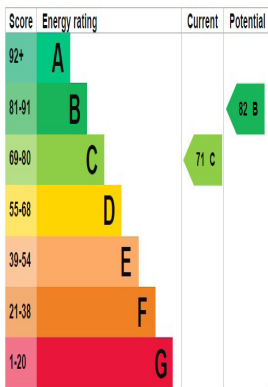
FOR  
SALE

36 Beechwood Avenue, Bangor

Offers Over - £124,950

- Mid-Terrace Property
- Modern Finish Throughout
- Two First Floor Bedrooms
- One Reception Room
- Modern Fitted Kitchen
- First Floor Bathroom Suite

- Gas Fired Central Heating
- uPVC Double Glazing
- Driveway in Loose Stone to Front
- Wall & Fence Enclosed Garden in Lawn, Loose Stone & Paving
- Convenient to Local Shops



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 are delighted to introduce to the Sales Market 36 Beechwood Avenue, Bangor.

This well-presented Mid-Terrace Property has been finished to a modern standard throughout by the current owners to offer a home that is simply ready to move in to and enjoy.

The Ground Floor comprises of a Lounge leading through to a modern fitted Kitchen and the First Floor of the Property offers two Bedrooms and a modern Bathroom Suite.

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

## Ground Floor

### Entrance Porch (7' 05" x 2' 08")

Access via uPVC and double-Glazed Door. Complete with Laminate Wooden Flooring.

### Living Room (14' 09" x 13' 01")

Front aspect Reception Room comprising an open Fire with a Tiled Hearth, Surround and a Wooden Mantle. Complete with access to under Stair Storage and Laminate Wooden Flooring. An Archway provides access to:

### Kitchen (14' 08" x 7' 11")

Modern fitted Kitchen with a range of high- and low-level units with complimentary Roller Edge Worktops, a Stainless-Steel Sink and Drainer Unit, space for a Hob / Oven and space for a Fridge Freezer. Complete with recessed Spotlights, Laminate Wooden Flooring and access to the rear Garden via a uPVC and double-Glazed Door.



## First Floor

### Landing (5' 09" x 4' 10")

Access to the Roof space.

### Bedroom One (11' 07" x 9' 02")

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

### Bedroom Two (9' 03" x 7' 04")

Rear aspect Bedroom.

### Bathroom (7' 11" x 6' 11")

Three-piece Suite comprising a Bath with a Mains Shower over, a W.C. and a Pedestal Wash Hand Basin. Complete with Tiled Flooring, part Tiled Walls and an Extractor Fan.



## Outside

### Front

There is a loose Stone Driveway providing off Road Parking.

### Rear

There is a Wall and Hedge enclosed Garden in Lawn, loose Stone and Paving.