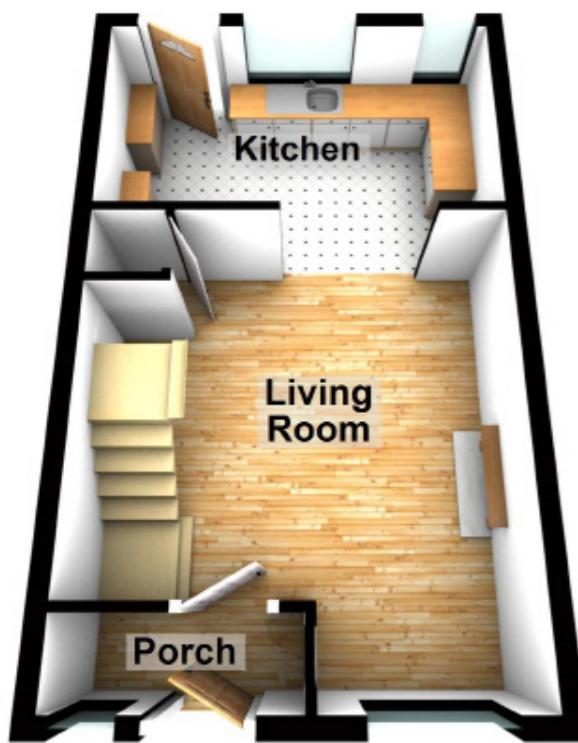




**Ground Floor**



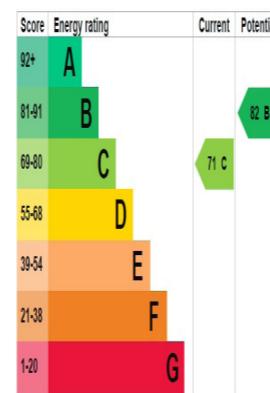
**First Floor**



**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

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.

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