



9 Sharman Rise, Bangor, BT19 1TG

Offers Over £184,950

- Semi detached in popular residential area
- Lounge with solid wood flooring and log burning stove
- Modern white bathroom
- Gas fired central heating
- Cul de sac
- 2 Bedrooms (previously 3 bedrooms)
- Modern fitted kitchen with island unit
- Double glazing in uPVC frames
- Well presented throughout

9 Sharman Rise, Bangor BT19 1TG

Located in the highly sought-after area of Sharman Rise in Bangor, Co Down, this attractive home is beautifully presented throughout and offers modern, comfortable living. The property features a stylish, contemporary kitchen complete with a central island unit, creating an ideal space for both everyday living and entertaining. A modern, well-appointed bathroom further enhances the home's appeal. Originally designed as a three-bedroom property, it has been thoughtfully reconfigured to provide two spacious bedrooms, offering larger room proportions. However, the layout could easily be converted back to three bedrooms, subject to the necessary consents. Situated in a popular residential location, this home will appeal to a wide range of buyers seeking a move-in-ready property in a desirable and convenient setting today.



Council Tax Band:



purposes only and should not be assumed to represent items included in the sale unless specifically stated.

GROUND FLOOR

RECEPTION HALL

Solid wood flooring, understairs storage

CLOAKS

Low flush W/C, pedestal wash hand basin, ceramic tiled flooring

LOUNGE

13'10" x 11'7"

Solid wood flooring, log burning stove, wired for flat screen

KITCHEN

17'11" x 8'9"

Modern fitted kitchen with range of high and low level units, granite worksurfaces, space for Range cooker, built in fridge freezer, built in dishwasher, built in washing machine, Worcester gas boiler, island unit with feature stainless steel sink unit.

Casual dining area, ceramic tiled flooring, French doors to rear, downlighters, wired for wall flat screen

FIRST FLOOR

BEDROOM (1)

17'9" x 14'0"

(Previously 2 bedrooms) Downlighters, access to roofspace, built in wardrobe

BEDROOM (2)

8'9" x 8'8"

BATHROOM

Modern white bathroom suite, low flush W/C, vanity unit with mixer tap, panelled bath with mixer tap, shower unit with rain shower, extractor fan, downlighters, heated towel rail

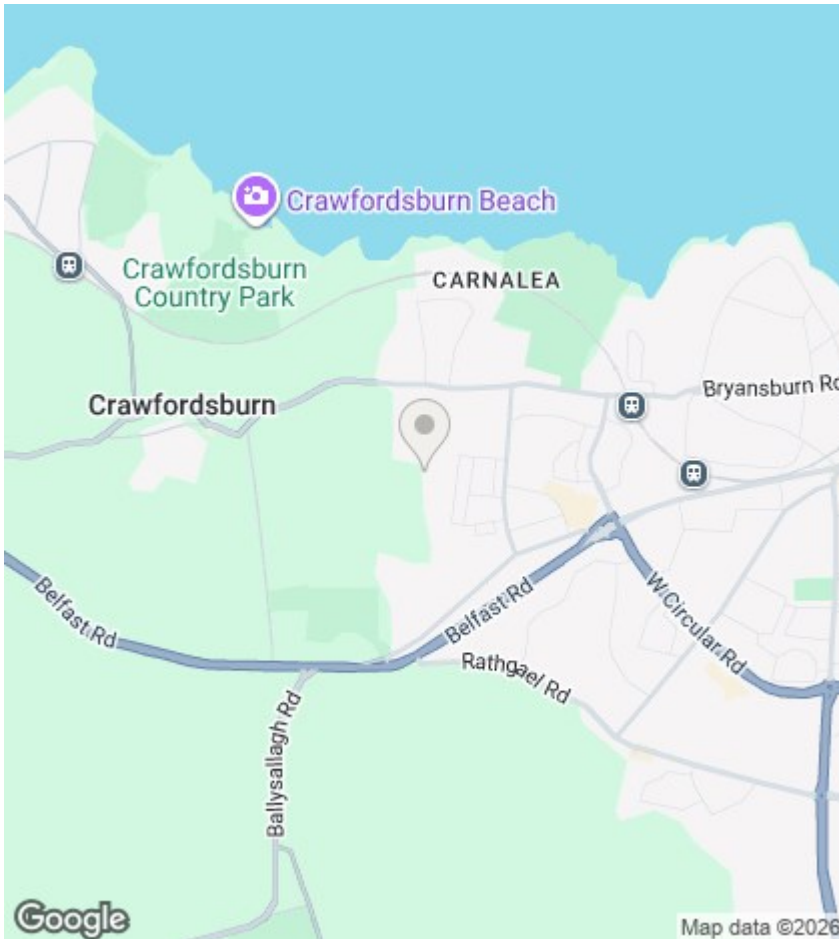
OUTSIDE

Front in lawn

Side in driveway

Rear in lawn, decking

The information contained within these particulars is intended as a guide only. Although prepared with care, its accuracy cannot be guaranteed and it does not form part of any contract. Interested parties should rely on their own enquiries and seek professional advice where necessary. We are happy to provide clarification on any specific points upon request. All measurements are given as approximate. Fixtures, fittings, and appliances have not been tested, and no warranty is offered regarding their condition or operation. Photographs are for illustrative



Directions

Viewings

Viewings by arrangement only. Call 028 90 800 000 to make an appointment.

EPC Rating:

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			
(81-91) B			
(69-80) C			
(55-68) D			
(39-54) E			
(21-38) F			
(1-20) G			
Not energy efficient - higher running costs			
Northern Ireland		EU Directive 2002/91/EC	

