

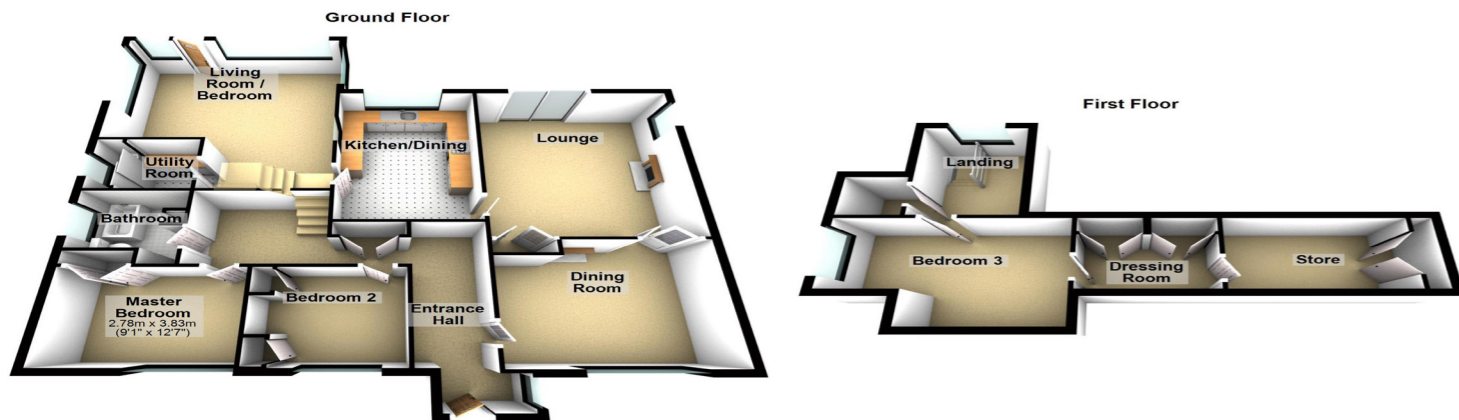
Independent

PROPERTY ESTATES



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FOR SALE

97 Crawfordsburn Road, Bangor

Offers Over - £289,950

- Stunning Detached Family Home
- Flexible & Adaptable Accommodation
- Four Bedrooms Two Receptions or
- Three Bedrooms & Three Receptions
- Fitted Kitchen / Dining Area
- Oil Fired Central Heating
- Bathroom Suite on Ground Floor
- uPVC Double Glazing
- Garage
- Close to Local Amenities

Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C		
55-68	D		57 D
39-54	E		
21-38	F	34 F	
1-20	G		



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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Ground Floor

Entrance Hall (17' 00" x 3' 06")

Access via a Glazed and Steel Door. Bright and Spacious with access to a built-in double Cupboard.

Dining Room (14' 11" x 12' 0")

Front aspect Reception Room with Wood and Glazed.

Double Doors to Lounge (17' 08" x 14' 03")

Spacious bright & airy rear aspect Reception Room with a sliding Glazed Door leading to the rear Garden. Access to built-in Storage.

Kitchen / Dining (17' 07" x 10' 06")

Beautifully presented Kitchen with a range of high- and low-level units, complimentary Worktops, Integrated Oven, Fridge and Freezer, a 1 & 1/2 Bowl Sink and Drainer Unit, a Four Ring Ceramic Hob and stunning Views over the rear Garden. Complete with part Tiled Walls and ample space for Dining.

Utility Room (6' 04" x 5' 05")

Accessed off Kitchen, comprising a 'Belfast' Sink Unit, plumbed for a Washing Machine / Tumble-dryer. Complete with tiled floor and access to:

W.C. (6' 04" x 2' 04")

White two-piece Suite with a W.C. and a Pedestal Wash Hand Basin with a feature Tiled Splash back. Complete with Tiled Flooring.

Living Room / Bedroom Four (20' 05" x 14' 06")

Rear aspect reception room / Bedroom with a uPVC and Glazed Door providing access to the rear Garden.

Master Bedroom (14' 08" x 10' 02")

Front aspect double Bedroom with built-in Wardrobe.

Bedroom Two (10' 11" x 10' 02")

Front aspect double Bedroom with a built-in Wardrobe and Dressing Table.

Bathroom (9' 11" x 8' 07")

Three-piece white Suite comprising a Panel Bath with a Triton Electric Shower over, a W.C., and Wash Hand Basin with a Vanity Unit under. Complete with part Tiled Walls and access to Hot-press.



First Floor

Landing (9' 08" x 5' 11")

Access to built-in Eaves storage.

Bedroom Three (15' 03" x 14' 04")

Double Bedroom with access to:

Dressing Room (9' 00" x 6' 08")

Fitted with built-in Wardrobes and Shelving. Through to:

Store (14' 04" x 6' 08")

Additional storage room with further access to Eaves storage.

