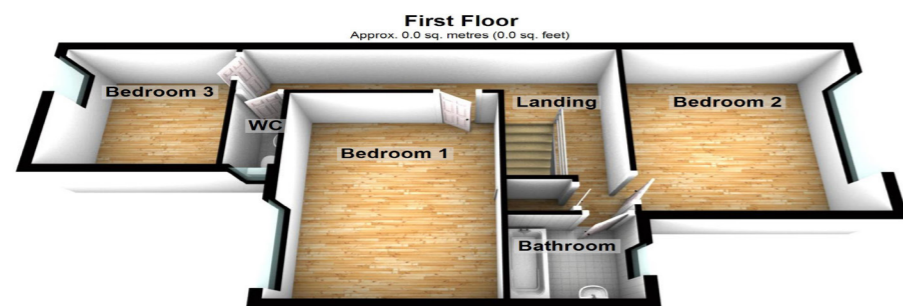
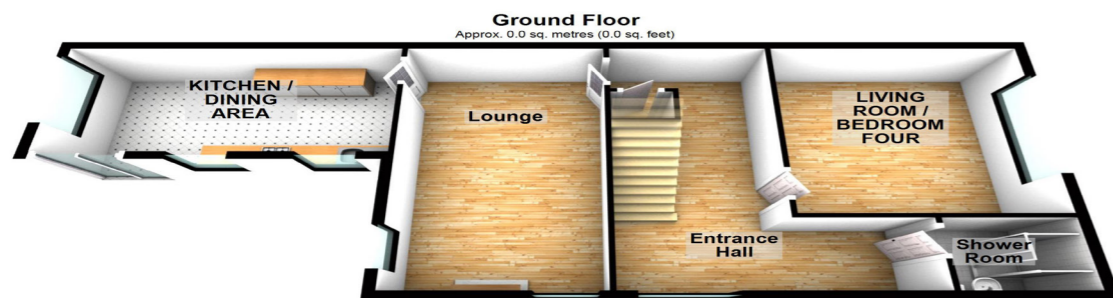


Independent

PROPERTY ESTATES



Total area: approx. 0.0 sq. metres (0.0 sq. feet)



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



FOR SALE

10 Sandringham Gardens, Bangor

Offers Over - £239,950

- Semi Detached Family Home
- Prestigious Ballyholme Location
- Three / Four Bedrooms
- One / Two Reception Rooms
- Fitted Kitchen open to Dining Area
- Ground Floor Shower Room
- First Floor Bathroom Suite
- Oil Fired Central Heating
- Driveway providing Off-Road Parking
- Enclosed Rear Garden, Garage

Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C		
55-68	D		57 D
39-54	E	44 E	
21-38	F		
1-20	G		

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Located in the ever popular and highly sought-after Ballyholme Area, Number 10 Sandringham Gardens is an attractive and deceptively spacious Semi- Detached Family Home suitable for a number of individual requirements.

This Property still retains a number of original and traditional features, creating an attractive living space that is ready to move in to and enjoy

Ground Floor

Entrance Hall (17' 09" x 11' 07")

Access via a Wooden and Glazed Door, bright and spacious with feature Wood Panel Walls and Stain glass Window. Access to under stair storage.

Living Room / Bedroom Four (17' 09" x 11' 11")

Front aspect reception room / bedroom with a feature Gas Fire with a Tiled Hearth, Stone Surround, and a Wooden Mantle.

Lounge (17' 08" x 11' 03")

Rear aspect reception room with a feature Open Fire with a Tiled Mantle, Surround and Insert. Through to:

Kitchen / Dining Area (19' 01" x 9' 05")

Fitted Kitchen with a range of high- and low-level units with complimentary roller edge Worktops, plumbed for a Washing Machine and Dishwasher, complete with part Tiled Walls, an Integrated Double Oven, a 1 & 1/2 Bowl Stainless Steel Sink and Drainer Unit, a four ring Ceramic Hob. Open plan to Dining Area which has a feature Wood Panel Ceiling, recessed Spotlights and provides access to the rear via a sliding Glazed Door.

Shower Room (6' 10" x 4' 10")

Three-piece Suite comprising a walk-in Shower with a Mira Sport Electric Shower, a Wash Hand Basin with a Vanity Unit under and a Low Flush W.C. Complete with part Tiled Walls, recessed Spotlights, and an Extractor Fan.

First Floor

Landing (21' 03" x 11' 07")

Access to Roof Space and built-in Storage.

Principal Bedroom (14' 06" x 11' 03")

Rear aspect double Bedroom.

Bedroom Two (12' 05" x 11' 10")

Front aspect double Bedroom with a built-in Wardrobe.

Bedroom Three (9' 05" x 8' 01")

Rear aspect Bedroom.

Bathroom (6' 04" x 6')

Two-piece Suite comprising a Bath with a Mira Sport Electric Shower Over, a Pedestal Wash Hand Basin, recessed Spotlights, a feature Stain glass Window, Wooden Flooring and Tiled Walls.

W.C. (6' 01" x 2' 08")

Two-piece Suite comprising a Low Flush W.C. and a Pedestal Wash Hand Basin. Complete with Tiled Flooring and part Tiled Walls.

Outside

Front

Driveway providing parking for multiple vehicles. A Garden in Shrubs and Small Trees.

Rear

A private Fence, Wall and Hedge enclosed South Facing Garden in Lawn, Paving, Small Trees, Shrubs, and a feature Pond. Access to Garage.

Garage (17' 10" x 9' 10")

Dual access via an Up and Over Door to the front and a separate side Door.



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