

Independent

PROPERTY ESTATES



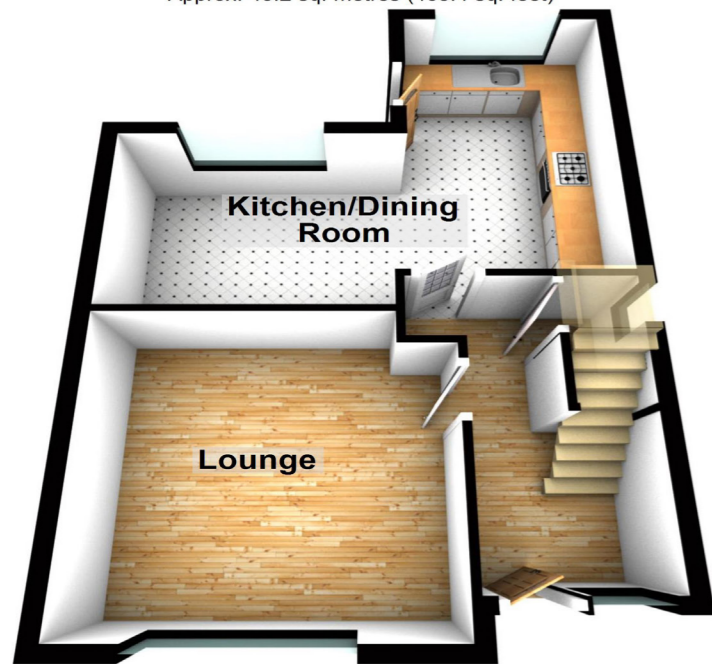
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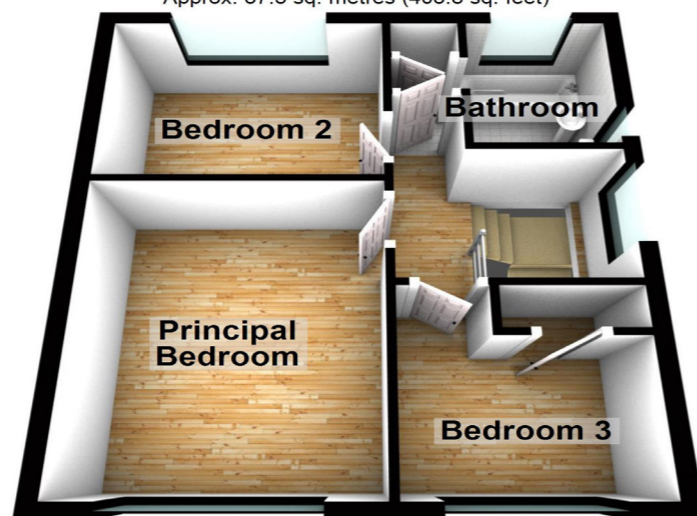
Ground Floor

Approx. 43.2 sq. metres (465.4 sq. feet)



First Floor

Approx. 37.5 sq. metres (403.8 sq. feet)



FOR SALE

I Warren Grove, Bangor

Offers Over - £149,950

- Well Presented Semi-Detached
- Spacious Corner Site
- Three First Floor Bedrooms
- Modern Fitted Kitchen. Open to:
- Rear Aspect Dining Area
- One Reception Room
- Modern Bathroom Suite
- Gas Fired Central Heating
- Detached Garage
- Front & Rear Lawn Gardens

Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C		71 C
55-68	D	68 D	
39-54	E		
21-38	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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Independent Property Estates are delighted to offer to the Sales Market Number I Warren Grove, Bangor.

This well presented Semi-Detached Property has been finished to a high standard throughout to offer modern living accommodation that is simply ready to move in to and enjoy.

Comprises

First Floor

Entrance Hall

PVC Door with complimentary double glazed side panel leading into Entrance Hall complete with tiled flooring. Access to under stairs storage.

Lounge (12' 10" x 12' 8") at widest points

Front aspect Reception Room complete with Laminate Wooden Floor.

Kitchen (14' 1" x 8' 0")

Modern fitted Kitchen with an excellent range of high and low level fitted units with complimentary Laminate Worktops, an Integrated Dishwasher, space for a Gas Range and Fridge / Freezer. Tiled floor continued from the Entrance Hall and is open plan to the Dining Area.

Dining Area (11' 2" x 8' 9")

Reception Area open plan off the Kitchen with the tiled floor continued from the Kitchen.

Second Floor

Principal Bedroom (13' 0" x 10' 4")

Front aspect double Bedroom with Laminate Wooden Flooring.

Bedroom Two (10' 4" x 8' 10")

Rear aspect double Bedroom.

Bedroom Three (8' 3" x 8' 3") at widest point

Front aspect Bedroom with Laminate Wooden Floor and access to built-in Storage.

Bathroom

Modern fitted Bathroom with a white three-piece suite comprising a tabletop Wash Hand Basin, a Push Button W.C. and a Panel Bath with Electric Shower Unit over. Complete with tiled floor and part tiled walls.

Outside

Front

To the front of the Property there is garden laid in lawn and a driveway provides off-road parking for multiple vehicles as well as access to the Detached Garage.

Rear

To the rear of the Property there is an enclosed garden laid in lawn.

Detached Garage (17' 0" x 9' 4")

Accessed via a roller shutter door and separate side door from the Rear Garden. Fitted with light & power.

