

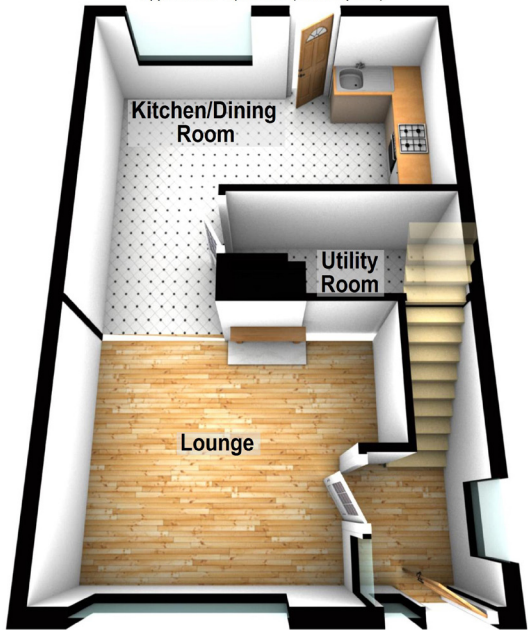
Independent

PROPERTY ESTATES



Ground Floor

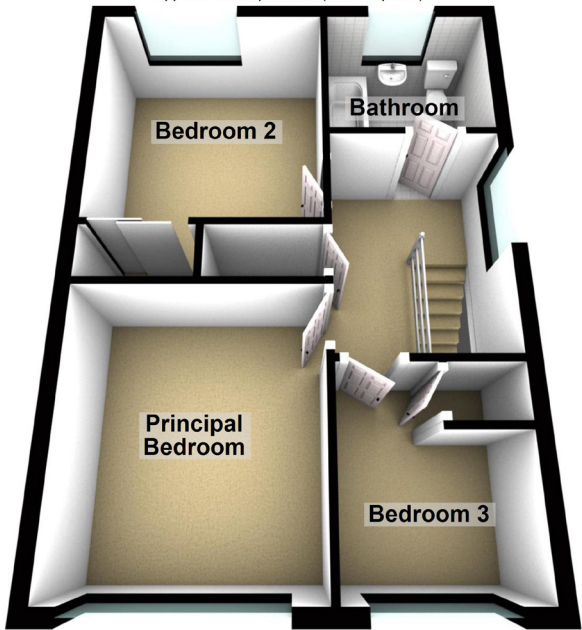
Approx. 38.9 sq. metres (419.1 sq. feet)



Total area: approx. 79.1 sq. metres (851.5 sq. feet)

First Floor

Approx. 40.2 sq. metres (432.4 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

028 9145 0000
www.ipestates.co.uk

Part of The Independent Group of Companies

Independent

PROPERTY ESTATES



FOR
SALE

13 Cranley Gardens, Bangor
Offers Over £169,950

- Semi-Detached Family Home
- Well-Presented Throughout
- Three First Floor Bedrooms
- Lounge Open Plan to:
- Spacious Kitchen / Dining

- Utility Room off Kitchen
- Modern First Floor Bathroom
- Spacious Adjoined Garage
- Enclosed Rear in Lawn & Paving
- Cul-De-Sac in Popular Area

Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C		71 C
55-68	D	64 D	
39-54	E		
21-38	F		
1-20	G		

028 9145 0000
www.ipestates.co.uk

Part of The Independent Group of Companies



Independent Property Estates are delighted to offer to the Sales Market Number 13 Cranley Gardens, Bangor.

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

Ground Floor

Entrance Hall

PVC Door with complimentary double glazed side panel leading into the Entrance Hall.

Lounge (14' 5" x 10' 7") at widest points

Front aspect Reception Room with Laminate Wooden Floor and a Fireplace with tiled Hearth. Open plan to:

Kitchen / Dining (17' 7" x 8' 9")

Fitted 'Shaker' style Kitchen with an excellent range of high and low level units with complimentary Worktops. Opens to provide ample space for dining. PVC door to the rear garden and access to:

Utility Room (10' 11" x 4' 2")

Plumbed for utilities.

First Floor

Principal Bedroom (11' 4" x 10' 1")

Front aspect double Bedroom.

Bedroom Two (10' 2" x 10' 1")

Rear aspect double Bedroom with access to built-in storage.

Bedroom Three (8' 4" x 7' 3") at widest point

Front aspect Bedroom with access to built-in storage.

Bathroom (7' 1" x 6' 0")

Modern fitted Bathroom with a white three-piece suite comprising a Wash Hand Basin with storage under; a Push Button W.C.. Complete with tiled walls.

Outside

Front

To the front of the Property there is a garden laid in lawn and a driveway providing off-road parking and access to the adjoined Garage. The Adjoined Garage itself is spacious in size and features a separate room to the back currently utilised as a Home Office.

Rear

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

Adjoined Garage (28' 0" x 8' 3")

Spacious Adjoined Garage accessed from the front via an Up & Over Door and also from the side door from the Rear Garden. Fitted with light & power and further access to:

Adjoined Garage - Rear Room (8' 8" x 8' 0")

Currently utilised as a Home Office. Complete with tiled floor and uPVC double glazed window looking over the Rear Garden.

