

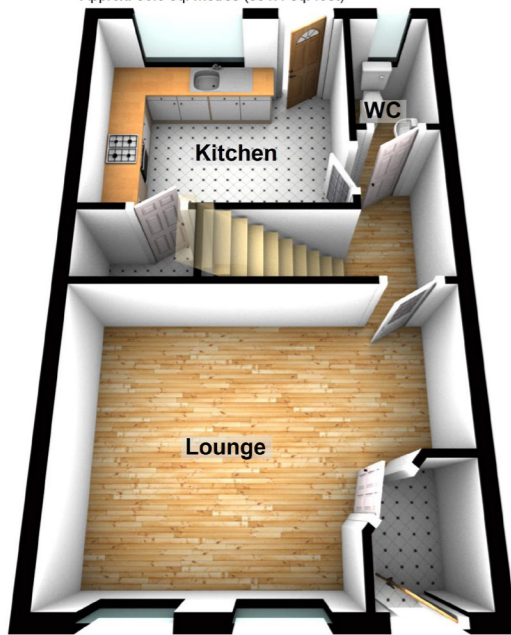
Independent

PROPERTY ESTATES



Ground Floor

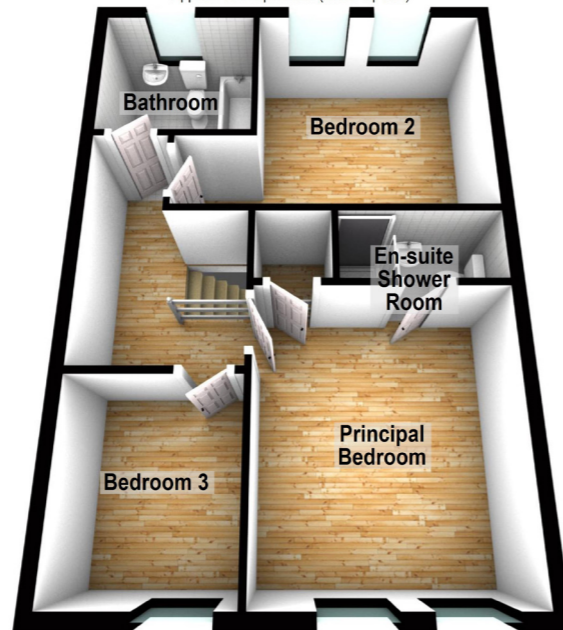
Approx. 36.3 sq. metres (391.1 sq. feet)



Total area: approx. 82.6 sq. metres (889.4 sq. feet)

First Floor

Approx. 46.3 sq. metres (498.3 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

128 Linen Crescent, Bangor
Offers Over £139,950

- Modern Mid-Townhouse
- Well-Presented Throughout
- Three First Floor Bedrooms
- Ensuite Shower Room
- Spacious Lounge

- Modern Kitchen with Dining
- Ground Floor W.C.
- Gas Fired Central Heating
- uPVC Double Glazing
- Fence Enclosed Paved Garden

Score	Energy rating	Current	Potential
92+	A		
81-91	B	82 B	83 B
69-80	C		
55-68	D		
39-54	E		
21-38	F		
1-20	G		

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Independent Property Estates are delighted to offer to the Sales Market Number 128 Linen Crescent, Bangor.

This well-presented, and deceptively spacious, Family Home has been finished to a modern standard throughout to offer living accommodation that is ready to move in to & enjoy.

The Ground Floor comprises a spacious front aspect Lounge, a modern fitted Kitchen with access to a Store Room / Larder and to the enclosed Rear Garden. Completing the Ground Floor is a W.C.

The First Floor of the Property comprises three well-proportioned Bedrooms and a modern Bathroom Suite. The Principal Bedroom benefits from access to a modern Ensuite Shower Room.

Additionally, the Roof Space has been floor and fitted with power to provide excellent storage.

Ground Floor

Entrance Hall

Hardwood Front Door leading into Entrance Hall Area complete with Laminate Wooden Flooring.

Lounge (15' 7" x 11' 9") at widest point

Front aspect Reception Room complete with Laminate Wooden Flooring.

Kitchen (11' 7" x 9' 9")

Modern fitted Kitchen with a range of high and low level units and integrated appliances including a Fridge / Freezer, a four ring Gas Hob with Oven under, a Stainless Steel Sink Unit and is plumbed for a Washing Machine. Complete with tiled floor and part tiled walls. Provides space for dining, access to a larder / store room and leads to the Rear Garden.

W.C.

White two-piece suite comprising a Push Button W.C. & a wall-mounted 'floating' Wash Hand Basin. Tiled flooring.

First Floor

Principal Bedroom (11' 8" x 11' 8")

Front aspect double Bedroom with Laminate Wooden Flooring and access to both built-in storage and:

Ensuite Shower Room (5' 0" x 3' 0")

White three-piece suite comprising a Push Button W.C., a wall-mounted Wash Hand Basin and a Shower Cubicle with a mains shower unit. Complete with tiled flooring.

Bedroom Two (11' 8" x 11' 8")

Rear aspect double Bedroom. Laminate Wooden Flooring.

Bedroom Three (8' 1" x 7' 10")

Front aspect Bedroom.

Bathroom (8' 0" x 6' 1")

Modern fitted Bathroom with a white three-piece suite comprising a Panel Bath with Mains Shower attachment, a Push Button W.C. & wall-mounted 'floating' Wash Hand Basin.

Outside

Front

Driveway providing off-road parking for multiple vehicles.

Rear

Fence enclosed garden in paving and a feature Garden Shed currently utilised as a Bar.

