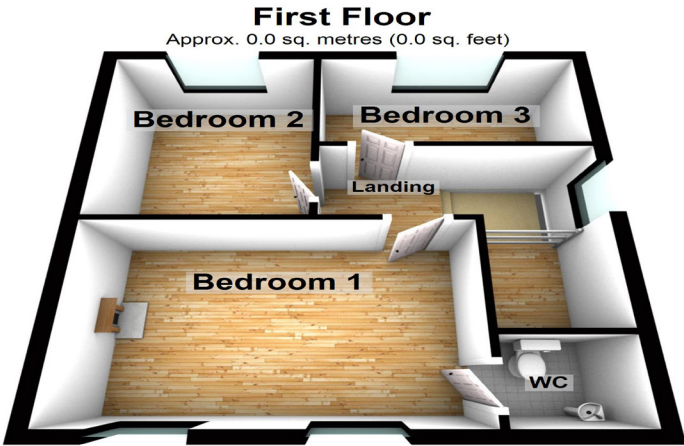


Independent

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

028 9145 0000
www.ipestates.co.uk

Part of The Independent Group of Companies

Independent

PROPERTY ESTATES



FOR SALE

Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C		
55-68	D	58 D	62 D
39-54	E		
21-38	F		
1-20	G		

- Semi-Detached
- Three Bedrooms
- One Reception Room
- Master Bedroom with W.C.
- Fitted Kitchen, Boot Room

54 Copeland Avenue, Millisle
Offers Over £99,950

- Ground Floor Shower Room
- Oil Fired Central Heating
- uPVC Double Glazing
- Tarmac Driveway for Off Street Parking

028 9145 0000
www.ipestates.co.uk

Part of The Independent Group of Companies



Comprises

Independent Property Estates are honoured to present to the Sales Market Number 54 Copeland Avenue, Millisle.

This beautifully presented Semi-Detached Property offers well-proportioned living accommodation in a sought-after location in Millisle.

On the Ground Floor of the property accommodation comprises of a front aspect Lounge, a fitted Kitchen, a Boot Room / Cloakroom and a Shower Room.

On the First Floor there are Three Bedrooms, the Master Bedroom benefitting from a W.C. and a modern Bathroom Suite.

Externally to the front of the Property there is a Tarmac Driveway offering off Street Parking.

To the rear there is an enclosed Garden in Lawn, Small Trees and Paving.

Ground Floor

Entrance Hall (4' 05" x 4' 00")

Accessed via a uPVC and Glazed Door. Complete with Laminate Wooden Flooring.

Living Room (14' 07" x 12' 04")

Front aspect Reception Room complete with Laminate Wooden Flooring. Through to:

Kitchen (8' 09" x 8' 01")

Fitted Kitchen with a range of high- and low-level Units with complimentary Worktops. Comprising an integrated Fridge and Freezer, a Four Ring Ceramic Hob with Oven under, Extractor Hood over and a Stainless-Steel Sink and Drainer Unit. Complete with recessed Spotlights and a feature Anthracite Heated Wall Rail. Through to:

Boot Room / Cloak Room (7' 04" x 2' 10")

Access to Hot-press which is Shelved for additional Storage. Access to rear via a uPVC and Glazed Door. Through to:

Shower Room (8' 00" x 5' 02")

Three-piece Suite comprising a walk-in Shower with a Mira Sport Electric Shower over, a Low Flush W.C. and a Wash Hand Basin with a Vanity Unit under and a feature Tiled Splash back. Complete with Tiled Flooring, part Tiled Walls and recesses Spotlights.

First Floor

Landing (9' 01" x 2' 10")

Access to the Roof Space.

Master Bedroom (15' 08" x 10' 02")

Front aspect double Bedroom with access to:

W.C. (3' 09" x 1' 08")

Two-piece Suite comprising a W.C. and a corner Sink and an Extractor Fan.

Bedroom Two (10' 04" x 8' 06")

Rear aspect double Bedroom.

Bedroom Three (9' 01" x 7' 10")

Rear aspect double Bedroom.

Outside

Front

There is a Tarmac Driveway offering off Street Parking for multiple Vehicles.

Rear

There is an enclosed Garden in Lawn, Small Trees and Paving.

