

# GERARD MCCLINTON

ESTATE AGENT



## 13 Manor Park

, Bangor, BT20 3LY

Offers in the region of £92,950



Landlords! First Time Buyers! Downsizers! This could be the one for you...

Located in the popular Manor Park development, this convenient property is minutes from the A2, offering easy access to Belfast along with easy access to Bangor Centre.

This ground floor property comprises two bedrooms, a spacious living room with a large bay window to the front, a separate kitchen with modern high gloss units and integrated appliances and a modern white bathroom suite. The superb accommodation combined with modern fittings and gas heating, double glazing and the added bonus of a driveway and a private rear garden means this property will definitely appeal to many.



### Entrance Hall

Upvc double glazed entrance door, laminate wooden floor, cloaks cupboard

### Living Room 14'11" x 9'8" (4.57 x 2.95)

Upvc double glazed window to front, laminate wooden floor, radiator

### Kitchen 10'7" x 6'0" (3.23 x 1.85)

Upvc double glazed window to rear, radiator, fitted kitchen with a range of high and low level modern gloss cream units with single drainer sink unit, integrated electric oven, four ring hob and extractor hood over, fridge freezer, washing machine and gas central heating boiler

### Bedroom 1 10'7" x 9'4" (3.25 x 2.85)

Upvc double glazed window to rear, laminate wooden floor, radiator

### Bedroom 2 9'8" x 6'3" (2.97 x 1.91)

Upvc double glazed window to front, laminate wooden floor, radiator

### Bathroom

Upvc double glazed window to side, heated towel rail, tiled floor, modern white suite comprising panelled bath with mixer tap and telephone hand shower, pedestal wash hand basin, low flush wc

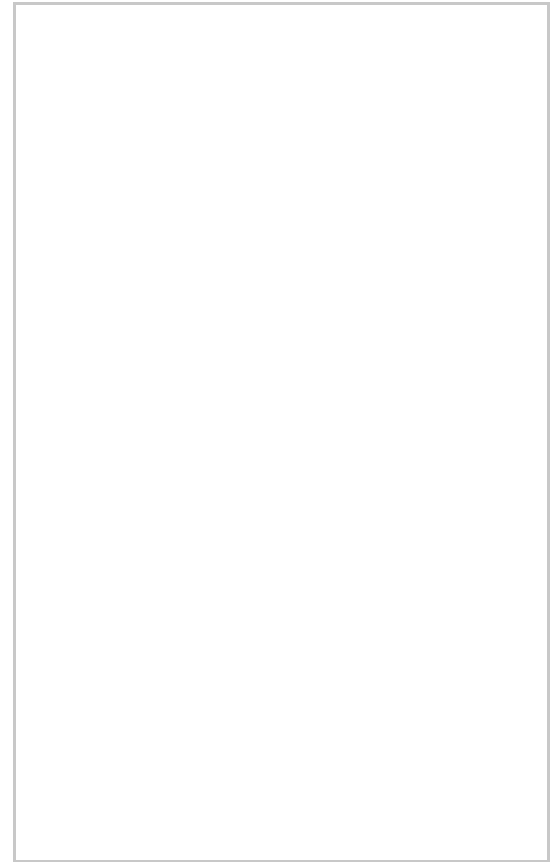
### Outside

Driveway to side for off street parking, front and rear garden laid to lawn and patio area

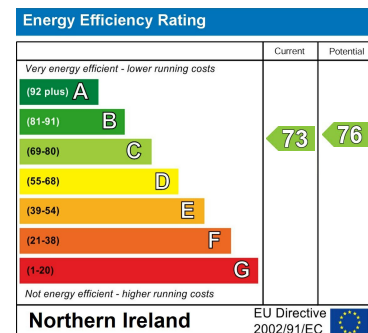
### Area Map



### Floor Plans



### Energy Efficiency Graph



These particulars, whilst believed to be accurate are set out as a general outline only for guidance and do not constitute any part of an offer or contract. Intending purchasers should not rely on them as statements of representation of fact, but must satisfy themselves by inspection or otherwise as to their accuracy. No person in this firms employment has the authority to make or give any representation or warranty in respect of the property.