

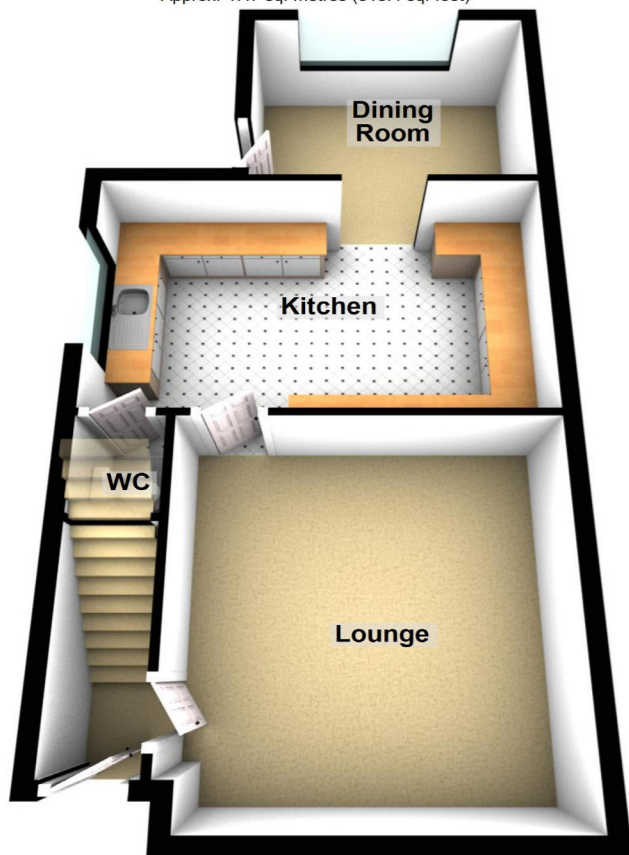
Independent

PROPERTY ESTATES



Ground Floor

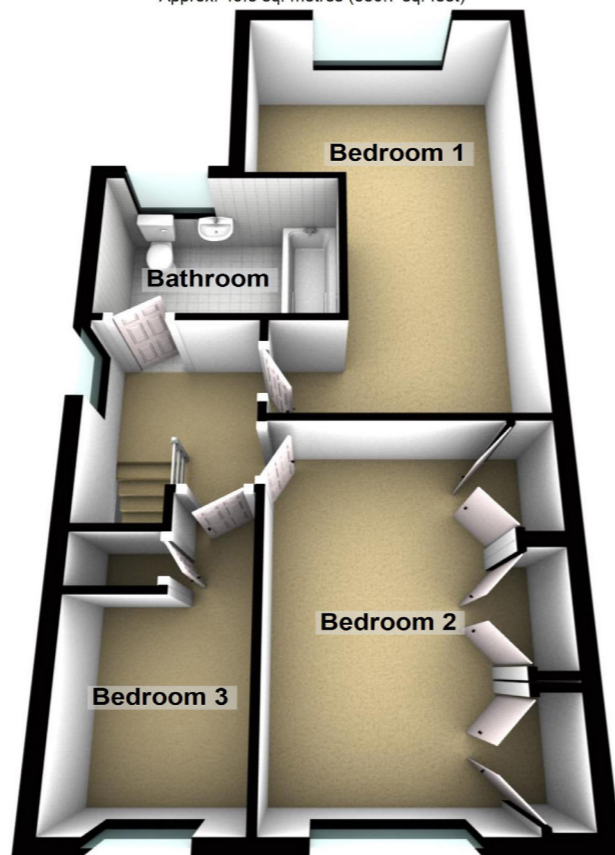
Approx. 47.7 sq. metres (513.4 sq. feet)



Total area: approx. 97.0 sq. metres (1044.2 sq. feet)

First Floor

Approx. 49.3 sq. metres (530.7 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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PROPERTY ESTATES



FOR SALE

3 Fairfield Avenue, Bangor

Offers Over - £139,950

Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C		
55-68	D	56 D	60 D
39-54	E		
21-38	F		
1-20	G		

- Semi Detached Family Home
- Three First Floor Double Bedrooms
- Two Reception Rooms
- Fitted Kitchen with Casual Dining Space
- First Floor Bathroom Suite
- Ground Floor W.C.
- Oil Fired Central Heating
- uPVC Double Glazing
- Lawn Front Garden & Off-Road Parking
- Paved Rear Garden with Timber Garage
- Cul-De-Sac Location
- Close to Bangor Town Centre
- Close to Public Transport Links
- Close to Ward Park

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Independent Property Estates are pleased to introduce to the Sales Market Number 3 Fairfield Avenue, Bangor.

This deceptively spacious Semi-Detached Property, nestled on a quiet cul-de-sac close to Bangor's Town Centre, offers living accommodation over two floors to suit a number of individual needs.

The Ground Floor of the Property comprises a spacious Lounge with a brickwork Fireplace which leads through to spacious Kitchen. The Kitchen offers a wide range of storage, space for casual dining and access to the Ground Floor W.C.. Located off the rear of the Kitchen is the second Reception Room which ideally lends itself to use as a Dining Room.

The First Floor of the Property comprises of three well-proportioned Bedrooms and a Bathroom Suite.

This Property benefits from Oil Fired Central Heating and is predominantly uPVC Double Glazed.

Externally, to the front of the Property there is a garden laid in lawn with mature shrubs and a driveway provides off-road parking. To the rear of the Property there is a Timber Garage and a paved garden area.

Fairfield Avenue is located off Fairfield Road, close to its Junction with the Gransha Road & Broadway. As such, this Property is convenient to Ward Park, Bangor Town Centre and a number of local Schools.

Ground Floor

Lounge (14' 7" x 13' 2")
Front aspect Reception Room with a brickwork Fireplace. Leading through to:

Kitchen (16' 7" x 10' 6")
Spacious fitted Kitchen with an excellent range of high and low level fitted units and plumbed for utilities. Access to understairs storage which has also been fitted with a W.C.. Open archway through to:

Dining Room (11' 0" x 8' 8")
Rear aspect Reception Room off the Kitchen ideal for use as a Dining Room. Door leading to the Rear of the Property.

First Floor

Principal Bedroom (20' 2" x 11' 1") at widest point
Spacious rear aspect double Bedroom with Wash Hand Basin.

Bedroom Two (14' 8" x 10' 0")
Front aspect double Bedroom with an excellent range of fitted Wardrobes.

Bedroom Three (11' 8" x 6' 2")
Front aspect Bedroom with built-in storage.

Bathroom (9' 0" x 5' 9")
Three-piece Bathroom suite comprising a Push Button W.C., a Wash Hand Basin with storage under and a Panel Bath with Electric Shower Unit.

Outside

Front
To the front of the Property there is a garden laid in lawn with mature shrubs and a driveway provides off-road parking.

Rear
To the rear of the Property there is a Timber Garage and a paved garden area.

