

Independent

PROPERTY ESTATES



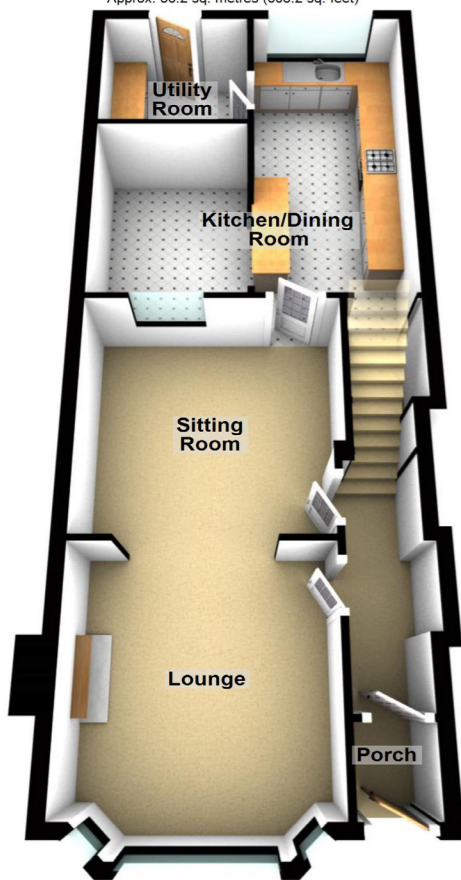
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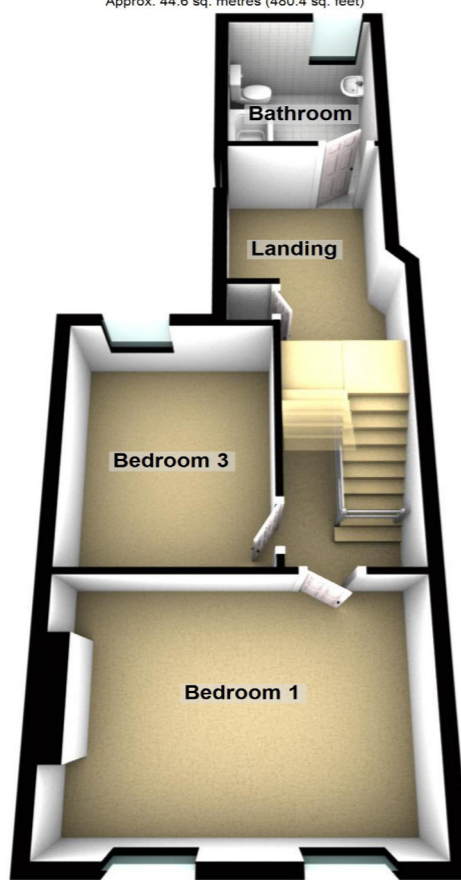
Ground Floor

Approx. 56.2 sq. metres (605.2 sq. feet)



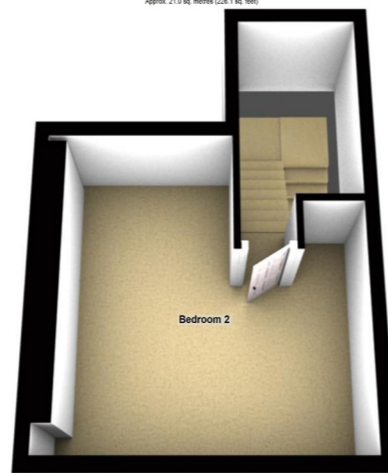
First Floor

Approx. 44.6 sq. metres (480.4 sq. feet)



Second Floor

Approx. 21.0 sq. metres (226.1 sq. feet)



29 Springfield Road, Bangor

Offers Over - £175,000

FOR SALE

Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C		
55-68	D		
39-54	E	42 E	52 E
21-38	F		
1-20	G		

- Town Centre Three-Storey Family Home
- Well-Presented Throughout
- Deceptively Spacious Accommodation
- Total Area Circa 1,311 sqft
- Three Well-Proportioned Bedrooms
- Spacious Open Plan Lounge / Sitting Room
- Fitted Kitchen open plan to Dining Area
- Utility Room off Kitchen
- First Floor Bathroom Suite
- Oil Fired Central Heating
- South Facing Enclosed Rear Garden
- Off Road Parking to the Rear
- Close to Town Centre & Bangor Marina
- Convenient to Public Transport Links

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total area: approx. 121.9 sq. metres (1311.7 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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This attractive Three Storey Townhouse has been tastefully modernised whilst keeping its original features to offer living accommodation is simply ready to move in to and enjoy.

The Ground Floor comprises a spacious through Lounge / Sitting Room that leads through to the fitted Kitchen. The Kitchen opens to provide space for dining and leads through to the Utility Room.

The First Floor of the Property comprises two of the Bedrooms and a modern fitted Bathroom Suite. The Third Floor of the Property is occupied by the third Bedroom.

Springfield Road runs between Prospect Road and Bingham Street and as such is convenient to all of Bangor Town Centre's amenities, restaurants and cafes. Also close by is the popular Ward Park, Bangor Marina and the picturesque North Down Coastline. A number of Primary & Secondary Schools are also close by.

Ground Floor

Entrance Hall

PVC External Door into Enclosed Entrance Porch with original tiled floor. Original internal wooden door to:

Lounge (13' 9" x 10' 7") at widest point

Spacious front aspect Reception Room leading into Bay Window and a feature original Cast Iron Fireplace. Further original features including Ceiling Cornicing, Ceiling Rose and Wooden Footers to the Bay Window. Open plan to:

Sitting Room (11' 4" x 11' 1") at widest point

Spacious Reception open plan off the Lounge. Doorway leading to:

Kitchen (18' 8" x 7' 3")

Fitted Kitchen with excellent range of high & low level units with complimentary Worktops, Stainless-Steel Sink Unit, integrated Hob with under Oven, an integrated Fridge and space for a Dishwasher. Complete with tiled floor and part tiled walls. Open plan to:

Dining Area (10' 5" x 7' 1")

Dining Area open plan off Kitchen complete with Wooden Floor.

Utility Room (7' 1" x 7' 0")

Utility Room / Store Room located off the Kitchen linking through to the Rear Garden.

First Floor

Principal Bedroom (14' 9" x 11' 5")

Front aspect double Bedroom with traditional Ceiling Cornicing.

Bedroom Three (11' 6" x 8' 9")

Rear aspect Bedroom.

Bathroom (8' 2" x 7' 1")

White three-piece Bathroom Suite comprising a Push Button W.C., a Bath with Overhead Shower Attachment and a Pedestal Wash Hand Basin. Complete with tiled walls.

Second Floor

Bedroom Two (15' 3" x 13' 3")

Rear aspect Bedroom.

Outside

Front

Wall enclosed loose stone garden with tiled path to the front door.

Rear

South facing fence enclosed Garden in paving and Timber Decking providing an ideal place to relax or entertain. Furthermore, there is off-road parking accessed from the Rear of the Property.

