



8 Beechwood Avenue | Bangor | BT20 3JA

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# 8 Beechwood Avenue

- \* An excellent mid-terraced property within walking distance of Bangor city centre
- \* Well-presented throughout and ready to move into
- \* Bright and spacious living room with sliding doors to the dining room
- \* Separate dining/family room with archway to kitchen
- \* Modern galley kitchen with range of units
- \* Recently fitted ground floor shower room with three piece suite
- \* Three well-proportioned bedrooms, two benefitting from built-in wardrobes
- \* Master bedroom with concealed WC
- \* Front garden laid in low maintenance paving
- \* Private and fully enclosed rear garden laid in low maintenance paving
- \* Recently installed gas heating and double glazed windows
- \* Convenient location

**Offers Around: £110,000**



## The Perfect Start!

This well presented mid-terraced property is ideally located within walking distance to Bangor city centre and offers everything a first-time buyer could possibly want! Benefitting from recent upgrades including gas central heating, double glazing throughout, new front and rear doors and a fantastic shower room, the accommodation is bright and spacious with little to do other than to move in, unpack and enjoy the lifestyle on offer with this gem of a property!

Downstairs comprises of a welcoming entrance hall, a bright living room with sliding doors to the separate dining/family room, a recently fitted shower room with three piece white suite and a modern galley kitchen with access to the rear garden, where there is plenty of space to entertain family and friends. Upstairs comprises of three well-proportioned bedrooms, two with built-in wardrobes, and the master bedroom also offers a concealed WC.

Externally to the front is a fully enclosed garden laid in low maintenance paving and to the rear is a fully enclosed garden laid in low maintenance paving providing plenty of space for entertaining family and friends, for children to play or for relaxing with a drink after a busy week.

Beechwood Avenue is a very convenient location to live. Bangor city centre is within walking distance and there is easy access to transport links for journeys to Newtownards, Belfast and beyond. With both primary and secondary schools handy and a small shopping village close by, this really is a fabulous opportunity for the lucky purchaser!



Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C	73 C	73 C
55-68	D		
39-54	E		
21-38	F		
1-20	G		



## THIS PROPERTY COMPRISES

### GROUND FLOOR

UPVC Front door to...

ENTRANCE HALL: Laminate wooden flooring.

LIVING ROOM: (4.09m x 3.57m) Laminate wooden flooring. Built-in air conditioning unit. Sliding doors to...

FAMILY/DINING ROOM: (4.52m x 2.45m) Tiled flooring. Understairs storage cupboard. Door to inner hallway. Open archway to...

KITCHEN: (3.91m x 2.56m) Range of high and low level high gloss red units with granite effect work surfaces, 1¼ stainless steel sink unit, housing for fridge/freezer, space for cooker, extractor hood, plumbed for dishwasher, plumbed for

washing machine, space for tumble dryer. Tiled floor, part tiled walls. Skylight. Recessed lighting. Door to rear.

INNER HALLWAY: Luxury vinyl flooring. Large storage cupboard.

SHOWER ROOM: Three piece white suite comprising walk-in shower enclosure with rainhead shower fitting, floating wood effect vanity unit with wash hand basin and low flush WC. Wood effect storage unit. Feature wall mounted radiator. Luxury vinyl flooring. UPVC tile effect walls. Extractor fan. Recessed lighting.

### FIRST FLOOR

BEDROOM (1): (3.54m x 2.18m) Laminate wooden flooring. Range of built-in wardrobes. Air conditioning unit. Sliding

concertina door to concealed low flush cloakroom WC with built-in basin with mixer tap.

BEDROOM (2): (2.85m x 2.380m) Laminate wooden flooring. Range of built-in wardrobes with sliding mirrored doors.

BEDROOM (3): (2.50m x 2.11m) Recessed lighting. Gas boiler.

### OUTSIDE

Fully enclosed front garden laid in paving. Water tap, electrical point.

Fully enclosed rear garden laid in paving. Gate for bin access. Light, hot and cold tap, electric point.



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