



4 SPRINGFIELD ROAD, BANGOR, BT20 5BZ

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower energy costs	A		
Energy efficient	B		
Decent	C		
Needs improvement	D		
Energy inefficient - higher energy costs	E		
Very energy inefficient - highest energy costs	F		
Very poor	G	25	48

Not energy efficient - higher energy costs
 EU Directive 2002/91/EC
 Northern Ireland

OFFERS OVER £130,000

Big is beautiful certainly in the form of a great opportunity, as offered by this great size town terrace, which probably acts as one of the vanguard for the renaissance of town centre property affording the unique opportunity to return these fine structures back to their former glory. This particular property offers an abundance of space and accommodation, which is waiting for an expert hand to transform it into a splendid home. The town centre location assures convenience to a host of amenities, none more so than the availability of train and bus services to and from Belfast. Having found it, don't let it slip through your fingers, come along and view and let your imagination take over.

NB: THERE ARE NO INTERNAL PHOTOS AS THE PROPERTY IS CURRENTLY BEING CLEARED.

Key Features

- Spacious Accommodation
- 5 Bedrooms
- 1+ Reception Room
- Oil Fired Heating System
- uPVC Double Glazing
- Central Location
- Immediate Possession

ACCOMMODATION

PVC entrance door into ...

ENTRANCE PORCH

15 Pane glazed door into ...

ENTRANCE HALL

LOUNGE

24'10" x 11'1" narrowing to 10'3"
Open fireplace with tiled surround.

KITCHEN

11'1" x 8'10"
Range of high and low level cupboards and drawers with work surfaces. Creda built-in 4 ring hob and double oven. Single drainer stainless steel sink unit with mixer taps. Plumbed for washing machine and dishwasher.

STAIRS TO LANDING

BEDROOM 5

8'10" x 7'11"

SHOWER ROOM

Walk-in shower with Redring electric shower. Pedestal wash hand basin. Built-in hotpress with insulated copper cylinder and immersion heater.

SEPARATE W.C.

BEDROOM 1

15'0" x 10'22"
Picture rail. Cornice.

BEDROOM 2

10'11" x 9'1"

BEDROOM 3

15'0" x 11'0"

BEDROOM 4

11'0" x 9'2"
Double glazed Velux window.

OUTSIDE

FRONT

Garden.

REAR

Covered yard. Outside W.C. Coal house. Enclosed garden. Sensor light. PVC oil tank.

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ULSTER PROPERTY SALES
UPS



Questions you may have. **Which mortgage would suit me best?**

How much deposit will I need? What are my monthly repayments going to be? To answer these and other mortgage related questions contact Partner Jonathan Collins on .

Your home may be repossessed if you do not keep up repayments on your mortgage.

We DO NOT charge for initial mortgage consultations. We may charge a fee on completion depending on circumstances. Our typical fee is £250, however, please confirm with Mortgage Consultant at time of appointment. 17838815

Please note that we have not tested the services or systems in this property. Purchasers should make/commission their own inspections if they feel it is necessary.

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