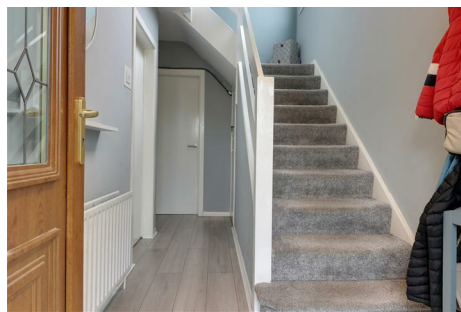


Your Local Property Experts



## 31 Marquis Avenue , Bangor, BT20 3HF

"You'll need to be quick to secure this semi detached homes which comes with a host of extra features which you'll struggle to find elsewhere in this price bracket".

Lets start with the extras - Generous site with twin driveways and large detached garage/workshop. Generous enclosed garden to rear, ideal for kids or perhaps a further extension (subject to relevant consents). Rear extension encompassing a shower room and an additional bedroom or sitting room.

The heart of the home is the open plan lounge/kitchen/dining room with a modern kitchen in cream "shaker style" finish and wood block effect worktops. On the first floor there are 3 bedrooms and an additional bathroom making this a fantastic family home.

The property benefits from uPVC double glazing & fascia and Phoenix gas central heating and the front elevation has recently been re-rendered and is ready for painting in a colour of your choice.

An excellent location, close to the Bangor ring road and commuter routes to Belfast and beyond, internal viewing is essential to avoid disappointment.

**Offers Around £175,000**

# 31 Marquis Avenue

, Bangor, BT20 3HF



- Extended semi detached home
- Open plan lounge/kitchen/dining room
- Double driveway
- Phoenix gas central heating
- Up to 4 bedrooms - 1 on ground floor
- Kitchen in traditional "Shaker style" finish
- Generous & enclosed garden to rear
- 1st floor bathroom - Ground floor shower room
- Large detached garage
- uPVC double glazing & fascia

## Entrance

## Porch

5'4x1'11 (1.63mx0.58m)

## Entrance hall

## Lounge

12'6x12'5 (3.81mx3.78m)

## Kitchen/dining room

18'11x14'1 (5.77mx4.29m)

## Rear hallway

10'7x3'8 (3.23mx1.12m)

## Shower room

10'6x6'2 (3.20mx1.88m)

## Bedroom 4/Sitting room

11'4x10'9 (3.45mx3.28m)

## Landing

## Bathroom

8'3x7'11 (2.51mx2.41m)

## Bedroom 1

12'11x10'4 (3.94mx3.15m)

## Bedroom 2

10'4x9 (3.15mx2.74m)

## Bedroom 3

8'4x6'7 (2.54mx2.01m)

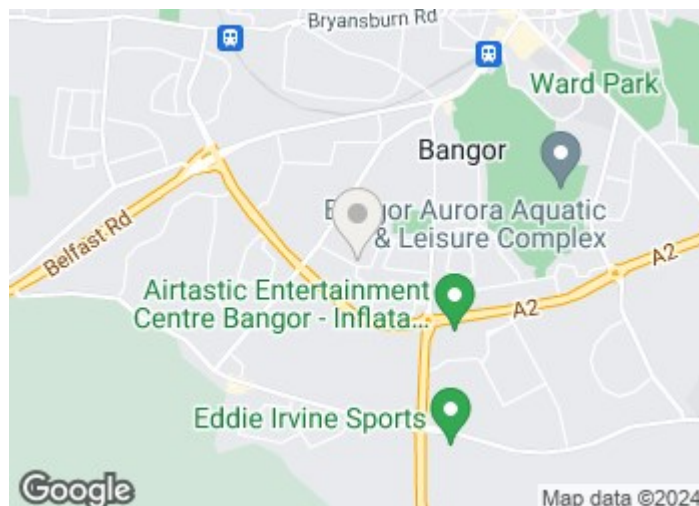
## Detached garage

24'11x14'10 (7.59mx4.52m)

## Outside

## Tenure

## Property misdescriptions



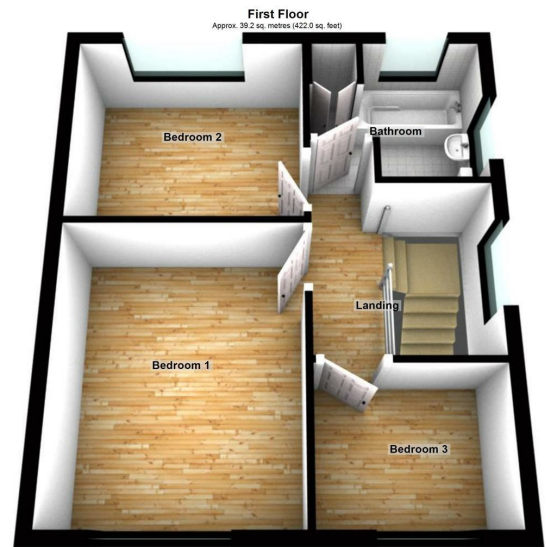
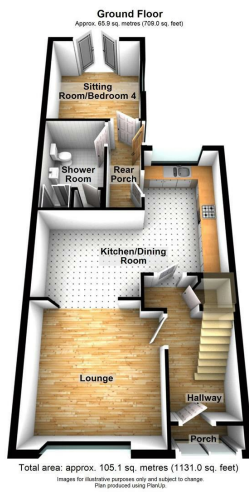
## Directions

From Clondeboye Road, close to the junction with the ring road, turn into Marquis Avenue and number 31 is located on the left.





# Floor Plan



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 firm's employment has the authority to make or give any representation or warranty in respect of the property.

Energy Efficiency Rating		Current	Potential	Environmental Impact (CO <sub>2</sub> ) Rating		Current	Potential
Very energy efficient - lower running costs	(92 plus) <b>A</b>			Very environmentally friendly - lower CO <sub>2</sub> emissions	(92 plus) <b>A</b>		
(81-91) <b>B</b>				(81-91) <b>B</b>			
(69-80) <b>C</b>				(69-80) <b>C</b>			
(55-68) <b>D</b>				(55-68) <b>D</b>			
(39-54) <b>E</b>				(39-54) <b>E</b>			
(21-38) <b>F</b>				(21-38) <b>F</b>			
(1-20) <b>G</b>				(1-20) <b>G</b>			
Not energy efficient - higher running costs				Not environmentally friendly - higher CO <sub>2</sub> emissions			
<b>Northern Ireland</b>		EU Directive 2002/91/EC		<b>Northern Ireland</b>		EU Directive 2002/91/EC	