



28 HENDERSON ROAD

Bangor BT19 1NN

- 4 Bedrooms
- 2 Reception Rooms
- uPVC Double Glazing
- Phoenix Gas Heating System
- White Gloss Kitchen
- White Bathroom Suite
- White Shower Room
- Detached Garage
- Flexible Accommodation
- Immediate Possession

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus)	A		
(81-91)	B		
(69-80)	C		
(55-68)	D		
(39-54)	E		
(21-38)	F		
(1-20)	G		
Not energy efficient - higher running costs			
		70	75
Northern Ireland		EU Directive 2002/91/EC	

Offers Over £225,000

28 Henderson Road

, Bangor, BT19 1NN



ACCOMMODATION

uPVC double glazed entrance door into ...

ENTRANCE PORCH

Glazed entrance door into ...

ENTRANCE HALL

Solid oak wood floor.

LOUNGE

15'7" x 10'7" (4.75m x 3.23m)

Closed over fireplace with electric fire and slate effect surround, hearth with maple mantel.

FAMILY ROOM

11'7" x 9'1" (3.53m x 2.77m)

DINING ROOM / BEDROOM 4

10'3" x 8'10" (3.12m x 2.69m)

Solid oak wood floor.

BEDROOM 3

9'4" x 8'10" (2.84m x 2.69m)

Laminated wood floor.

SHOWER ROOM

Comprising: Corner shower with thermostatic shower over. Pedestal wash hand basin with mixer taps. W.C. Tiled walls. Ceramic tiled floor. Built-in extractor fan.

KITCHEN

16'1" x 10'7" (4.90m x 3.23m)

Range of white gloss high and low level cupboards and drawers with work surfaces. Built-in Gorenje ceramic hob and double oven. Extractor hood with integrated fan and light. Integrated fridge/freezer. Single drainer stainless steel sink unit with mixer taps. Plumbed for washing machine. Ceramic tiled floor.

STAIRS TO LANDING

BEDROOM 1

14'3" x 7'8" widening to 10'6" into door recess (4.34m x 2.34m widening to 3.20m into door recess)

Range of built-in wardrobes. Double glazed Velux window.

BEDROOM 2

14'2" x 8'10" (4.32m x 2.69m)

Access to eaves. Range of built-in wardrobes.

BATHROOM

White suite comprising: Panelled bath with mixer taps and telephone shower attachment. Pedestal wash hand basin. W.C. Tiled walls. Ceramic tiled floor. Double glazed Velux window. Built-in storage cupboard.

OUTSIDE

DETACHED GARAGE

16'10" x 10'0" (5.13m x 3.05m)

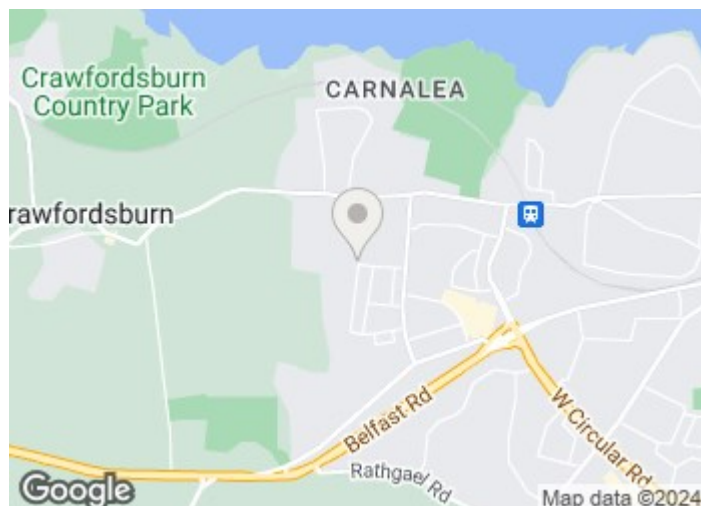
Up and over door. Light and power.

FRONT

Garden in lawn with shrubs.

REAR

Enclosed garden in lawn with shrubs. Tap. Light.



Directions



Floor Plan

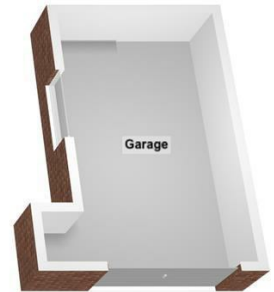
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Ground Floor



First Floor



Garage

Total Area: 121.3 m² ... 1306 ft² (excluding garage)
All measurements are approximate and for display purposes only

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		Environmental Impact (CO ₂) Rating	
Current	Potential	Current	Potential
Very energy efficient - lower running costs 92-91% A		Very environmentally friendly - lower CO ₂ emissions 92-91% A	
91-81% B		81-91% B	
80-69% C		69-80% C	
55-68% D		55-68% D	
44-54% E		44-54% E	
31-43% F		31-43% F	
1-30% G		1-30% G	
Not energy efficient - higher running costs		Not environmentally friendly - higher CO ₂ emissions	
70	75		
Northern Ireland EU Directive 2002/91/EC		Northern Ireland EU Directive 2002/91/EC	

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