

7 Rathmore Avenue, Bangor,
County Down, BT19 1DH

Asking Price: £170,000

 **Reeds Rains**

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EPC Rating: TBC

Description

Located off the ever popular Rathmore Road, close to local shops as well as Tesco Springhill, this semi detached chalet bungalow will appeal to a broad spectrum of purchasers. The accommodation comprises of a spacious through lounge dining room, conservatory, kitchen, bathroom with white suite, and 1 ground floor bedroom. The first floor reveals 2 additional bedrooms as well as a cloakroom with WC. Externally there is excellent car parking space to the front and mature private enclosed gardens to the rear in lawns. Demand for properties in this location always outweighs supply and early viewing is highly recommended.

Entrance Hall

uPVC double-glazed door, solid wooden floor, airing cupboard.

Through Lounge

20'3" x 11'2" (6.17m x 3.4m)
Solid wooden floor, Multi fuel stove with beam mantle and marble hearth, recessed spotlights, double glazed sliding patio doors to conservatory.

Conservatory

9'3" x 8'9" (2.82m x 2.67m)
Laminate wooden floor, uPVC double glazed door to garden.

Kitchen

15'11" x 4'7" (4.85m x 1.4m)
Single drainer 1.54 stainless steel sink unit with mixer taps, excellent range of high and low level units with laminated work surfaces, built-in oven and 4 ring ceramic hob, plumbed for dishwasher, part tiled walls, recessed spotlights.

Rear Porch

Ceramic tiled floor, plumbed for washing machine, upvc double glazed door to garden.

Bedroom 3

9'3" x 9'2" (2.82m x 2.8m)
Solid wooden floor.

Bathroom

White suite comprising: Panelled bath with mixer taps, thermostatically controlled shower, and Rain shower, vanity unit with mixer taps, dual flush WC ceramic tiled floor, fully tiled walls, recessed spotlights.

First Floor Landing

Range of built in storage.

Cloakroom / WC

White suite comprising: Dual flush WC, wash hand basin, fully tiled walls, laminate wooden floor, extractor fan.

Bedroom 1

12'8" x 11'2" (3.86m x 3.4m)
Laminate wooden floor.

Bedroom 2

10'1" x 9'4" (3.07m x 2.84m)
Laminate wooden floor, eaves storage.

Outside

Loose pebbled driveway to car parking space.

Gardens

Front garden in lawns, flowerbeds, and shrubs.

Enclosed garden to the rear in lawns, boundary hedging, and patio area.

PVC Fascia, soffits and guttering.

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All Measurements

All Measurements are Approximate.

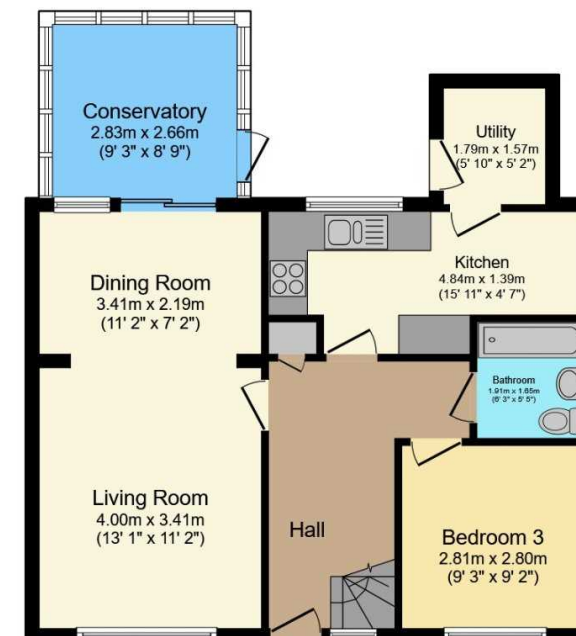
Laser Tape Clause

All measurements have been taken using a laser tape measure and therefore, may be subject to a small margin of error.

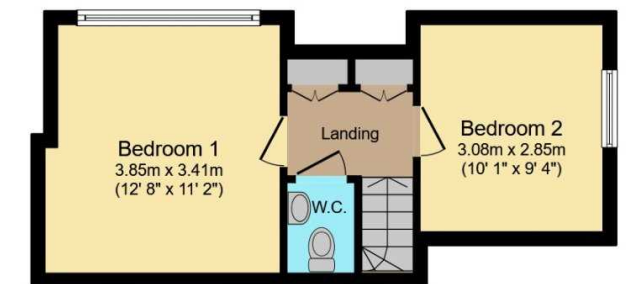
Floorplan Clause

Measurements are approximate. Not to Scale. For illustrative purposes only.

For full EPC please contact the branch.



Ground Floor



First Floor

Total floor area 93.6 m² (1,008 sq.ft.) approx

This floor plan is for illustrative purposes only. It is not drawn to scale. Any measurements, floor areas (including any total floor area), openings and orientation are approximate. No details are guaranteed, they cannot be relied upon for any purpose and they do not form part of any agreement. No liability is taken for any error, omission or misstatement. A party must rely upon its own inspection(s).
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