



## 20 HILLSIDE GARDENS, BANGOR, BT19 6SJ

Energy Efficiency Rating		Current	Maximum
Very energy efficient - lower running costs			
Very energy efficient - lower running costs	A		
Energy efficient - lower running costs	B		
Decent energy efficiency - lower running costs	C		
Some energy efficiency - lower running costs	D		
Not energy efficient - higher running costs	E		
Very poor energy efficiency - high running costs	F		
Very poor energy efficiency - high running costs	G		
Not energy efficient - higher running costs			
Northern Ireland		EU Directive 2002/91/EC	

OFFERS OVER £145,000





The price alone should make this delightful semi detached house an attractive buy, but not only , in this case, do you get a competitively priced purchase, you also get a three bedroom property that should prove to be a sound purchase for a wide spectrum of potential buyers. Located in a well-matured section of the town ensures relatively good convenience to a good selection of daily amenities and schools. A viewing is the sure way of objectively assessing the great potential on offer with this property, so make one now and we confident, at this price, you'll be impressed with whats on offer.





## Key Features

- 3 Bedrooms
- 1 + Reception Room
- uPVC Double Glazing
- Oil Fired Central Heating
- Hand Painted Kitchen
- White Bathroom Suite
- Cul De Sac



### ACCOMMODATION

uPVC double glazed entrance door with double glazed panels into ...

### ENTRANCE HALL

Built-in cloaks cupboard.

### LOUNGE

Open fireplace with back boiler, tiled surround and hearth. Laminated wood floor.

### KITCHEN

17'8" x 10'7"  
Range of hand painted high and low level cupboards and drawers with roll edge work surfaces. Built-in Hotpoint 4 ring ceramic hob and double oven. Extractor hood with integrated fan and light. 1 1/2 tub single drainer sink unit with mixer taps. Plumbed for washing machine and dishwasher. 8 Downlights.

### STAIRS TO LANDING

Built-in hotpress with insulated copper cylinder and Willis type immersion heater.

### BEDROOM 1

11'11" x 9'7"  
Built-in wardrobe.

### BEDROOM 2

10'8" x 8'6"  
Built-in wardrobe.

### BEDROOM 3

9'2" x 7'8"  
Built-in wardrobe.

### BATHROOM

White suite comprising: Panelled bath with Triton Seville electric shower. Pedestal wash hand basin. W.C. Part tiled walls. Pine ceiling with 2 downlights.

### OUTSIDE

#### FRONT

Garden.

#### REAR

Enclosed garden in pavestones. Timber shed. Light. Boiler house. PVC oil tank.





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UPS



Ground Floor

First Floor

Total Area: 83.9 m<sup>2</sup> ... 903 ft<sup>2</sup>

All measurements are approximate and for display purposes only

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 Faith Stead 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. 18025632**

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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