

ULSTER PROPERTY SALES

UPS

BANGOR BRANCH

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NETWORK STRENGTH - LOCAL KNOWLEDGE



17 SILVERSTREAM AVENUE, BANGOR, BT20 3LP

OFFERS OVER £165,000

This semi detached home may well be the perfect staging post for the first time buyer or young family with a many amenities within walking distance, not to mention the varied social, retail and recreational facilities of Bangor town centre. Providing the size and specification of accommodation that should be easily managed helps to create an easy going lifestyle, which helps to keep life stress free. If you're encouraged by what you read why not take the first step towards that independent lifestyle you always dreamt of but perhaps found financially difficult to achieve. Give it a go and come and view your new home today.



Key Features

- 2 Reception Rooms
- Phoenix Gas Heating System
- Cream Gloss Kitchen
- Detached Garage
- Convenient Location
- 3 Bedrooms
- uPVC Double Glazing
- White Bathroom Suite
- South facing Rear Garden



ACCOMMODATION

ENTRANCE PORCH

uPVC double glazed entrance door with opaque uPVC double glazed side panel into

ENTRANCE HALL

Laminated wood floor. 3 Downlights.

LOUNGE

10'10" x 10'0"

Electric wall mounted fire. Laminated wood floor.

FAMILY ROOM

14'8" x 10'1"

Open fireplace. Ceramic tiled floor. uPVC double glazed French doors leading to rear. 6 Downlights.

KITCHEN

11'6" x 7'1"

Range of cream gloss high and low level cupboards and drawers with roll edge work surfaces. Built-in Indesit ceramic 4 ring hob and oven under. Extractor hood with integrated fan and light. Stainless steel sink unit with mixer taps. Plumbed for dishwasher. Part tiled walls. Ceramic tiled floor. 4 Downlights.

STAIRS TO LANDING

BEDROOM 1

14'2" x 10'0"

BEDROOM 2

11'7" x 10'1"

BEDROOM 3

11'2" x 7'2"

Built-in wardrobe.

BATHROOM

Comprising: Panelled bath with mixer tap and telephone shower attachment. Pedestal wash hand basin with mixer tap. W.C. Tiled walls. Ceramic tiled floor. Chrome heated towel rail.

SEPARATE W.C.

Tiled walls and floor.

OUTSIDE

DETACHED GARAGE

Up and over door. Light and power.

UTILITY ROOM

Single drainer stainless steel sink unit with mixer tap. Plumbed for washing machine. Light and power.

FRONT

Garden in stones.

REAR

Enclosed garden in lawn. Decked patio with flowerbeds in shrubs.










Energy Efficiency Rating

	Current	Potential
<i>Very energy efficient - lower running costs</i>		
(92 plus) A		
(81-91) B		
(69-80) C	69	71
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
<i>Not energy efficient - higher running costs</i>		
Northern Ireland	EU Directive 2002/91/EC	

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 our mortgage advisor on 028 9127 1185.

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.

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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