

ULSTER PROPERTY SALES

# UPS

## BANGOR BRANCH

88 Main Street, Bangor, County Down,  
BT20 4AG

028 9127 1185

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NETWORK STRENGTH - LOCAL KNOWLEDGE



### 31 BELLEVUE, BANGOR, BT20 5QW

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
A			
B			
C			
D			
E			
F		36	51
G			
Not energy efficient - higher running costs			
Northern Ireland			
EU Directive 2002/91/EC			

## OFFERS OVER £139,950



Pricing should always reflect what you're buying, as it does with this semi detached bungalow, which although in need of modernisation provides a good basis for a delightful family home. Both the site and property are well proportioned and convenience is assured to many amenities, including the wide variety of retail shopping in the town centre and at Ballyholme.



## Key Features

- Flexible Accommodation
- 3 Bedrooms
- Spacious Lounge
- Part uPVC Double Glazing
- Oil Fired Heating System
- White Gloss Kitchen
- White Bathroom Suite
- In Need Of Modernisation
- Immediate Possession



### ACCOMMODATION

Half glazed entrance door into ...

### ENTRANCE HALL

### LOUNGE

10'11" x 10'6"

Open fireplace with tiled surround and hearth. Cornice.

### KITCHEN

11'3" x 8'10"

Range of white gloss high and low level cupboards and drawers with roll edge work surfaces. Single drainer stainless steel sink unit with mixer taps. Plumbed for washing machine. Part tiled walls.

### BEDROOM 1

10'112" x 10'6"

Open fireplace with tiled surround and hearth.

### BEDROOM 2

10'11" x 8'10"

### BEDROOM 3

9'4" x 8'1"

### BATHROOM

White suite comprising: Corner panelled bath with mixer tap and telephone shower attachment. Pedestal wash hand basin. W.C. Tiled walls. Pine ceiling.

### OUTSIDE

### DETACHED GARAGE

19'10" x 8'10"

### FRONT

Garden in pavestones. Light.

### REAR

Garden in lawn. Basement / Storage space. Paved patio area. Tap. Light.





31, Bellevue, BANGOR, BT20 5QW

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Total Area: 58.9 m<sup>2</sup> ... 634 ft<sup>2</sup> (excluding garage)  
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. 18045859**

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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