



35 Henderson Avenue | Conlig | BT23 7PW

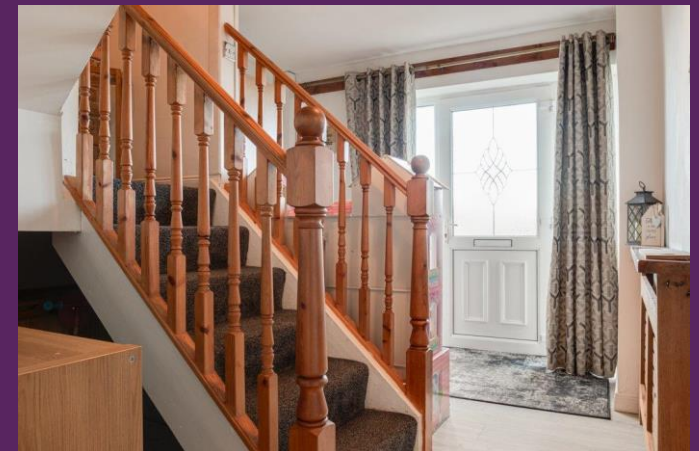
02891 180081 | viewings by appointment 7 days a week

365
estateagents.co.uk

35 Henderson Avenue

- * An excellent end-terrace property in a desirable location
- * Beautifully presented throughout and ready to move into
- * Bright and spacious living room
- * Lovely kitchen open plan to dining room/family area with access to the rear decking and garden
- * Three well-proportioned bedrooms
- * Modern family bathroom with white suite
- * Front garden laid in pebbles with mature plants and shrubs
- * Private and fully enclosed rear garden area with decking and paved areas
- * Oil fired central heating and double glazed throughout
- * Excellent value for money!

Offers Around: £115,000



The Perfect Start!

This fantastic end terrace property sits on a bright site in the sought after village of Conlig. The spacious interior benefits from a lovely living room and separate kitchen open plan to dining area with French doors to a lovely decking area, creating a bright and airy room, perfect for busy family life. The rear garden is fully enclosed and boasts a decking area along with a paved patio area making this space ideal for entertaining. Properties in this area are highly sought after and this one certainly stands out as an excellent buy!

Downstairs comprises a bright and very spacious entrance hall, a bright living room and an excellent kitchen open plan to living/dining area with access to the rear garden. Upstairs comprises of three bedrooms and a modern family bathroom with a separate WC.

Externally the front garden is laid in pebbles with mature shrubs and plants. To the rear there is a fully enclosed garden laid in paving with a lovely decking area providing the perfect space for children to play.

Henderson Avenue is a convenient place to live with easy access to transport links and the ring road for journeys to Bangor, Newtownards and commuting to Belfast.



Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C		
55-68	D	57 D	68 D
39-54	E		
21-38	F		
1-20	G		



THIS PROPERTY COMPRISES

UPVC Front door to...

ENTRANCE HALL: Laminate flooring

LIVING ROOM: 11'9 x 7'3 (3.58m x 3.45m) Laminate flooring, feature wall panelling

KITCHEN/DINING ROOM: 21'8 x 9'7 (6.60m x 2.21m) Modern grey kitchen with a range of high and low level units, wooden work surfaces, 1 ½ bowl stainless steel sink unit, 4 ring ceramic hob, stainless steel extractor hood, built-in under counter single oven. Part tiled walls, tiled floor. Open plan to dining/living space. French Doors to rear.

UTILITY ROOM: Lino flooring. Plumbed for washing machine, space for vented tumble dryer. Door to rear garden.

FIRST FLOOR

LANDING: Large hot press and storage, loft access to partially floored roofspace.

BEDROOM (1): 12'8 x 9'1 (3.86m x 2.77m)

BEDROOM (2): 10'9 x 6'6 (3.28m x 1.98m)

BEDROOM (3): 12'3 x 5'7 (3.73m x 1.70m)

BATHROOM: Modern two piece white suite comprising a pedestal wash hand basin and panelled bath with glass screen and Triton electric shower over. Part tiled walls, tile effect flooring.

SEPARATE WC: Two piece white suite with wash hand basin and low flush WC.

OUTSIDE

Front garden laid in pebbles with mature shrubs and plants.

Fully enclosed rear garden with feature decking area and paved patio. Outside tap.



2 Innotec Drive, Bangor, County Down, BT19 7PD

T: 02891 180081 | 365estateagents.co.uk | info@365estateagents.co.uk

