


31 Silverstream Crescent, Bangor,
County Down, BT20 3NF

Asking Price: £139,500

 **Reeds Rains**

[reedsrains.co.uk](https://www.reedsrains.co.uk)

31 Silverstream Crescent, Bangor, County Down, BT20 3NF

Asking Price: £139,500

EPC Rating: TBC

Description

This well presented home is located in the ever popular Silverstream Crescent, close to Bangor town centre and main arterial routes for commuting to Belfast. The accommodation comprises of 1 reception room and a fitted kitchen open plan to a dining room on the ground floor and 3 bedrooms and a modern white shower room on the first floor. Externally there is a mature private enclosed rear garden with lawns and a patio and that all important off street parking to the front.

Ideal for the first-time buyer or first-time mover alike we have no hesitation in recommending immediate viewing.

Entrance Porch

uPVC double glazed front door, glazed door to hall.

Entrance Hall

Laminate wooden floor.

Lounge

12'11" x 12'1" (3.94m x 3.68m)

Laminate wooden floor, stone fireplace and tiled hearth.

Dining Room

10' x 9'11" (3.05m x 3.02m)

Laminate wooden floor, uPVC double glazed door to garden, open plan to kitchen.

Kitchen

13'1" AT WIDEST x 6'8" (4m AT WIDEST x 2.03m)

Sing;e drainer 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, glass splashback, stainless steel chimney extractor fan, part tiled walls, integrated dishwasher,

gas fired boiler.

First Floor Landing

Access to roof space.

Bedroom 1

13'1" x 11'8" (4m x 3.56m)

Laminate wooden floor.

Bedroom 2

12'3" x 9'11" (3.73m x 3.02m)

Laminate wooden floor.

Bedroom 3

7'4" x 5'11" (2.24m x 1.8m)

Laminate wooden floor.

Shower Room

Modern white suite comprising: Fully tiled built in shower cubicle with Triton electric shower, pedestal wash hand basin with tiled splashback, Dual flush WC.

Outside

Tarmac driveway to off street parking .

Gardens

Front garden in lawns. Enclosed rear garden in lawns and paved patio, garden shed.

PVC Fascia, soffits and guttering.

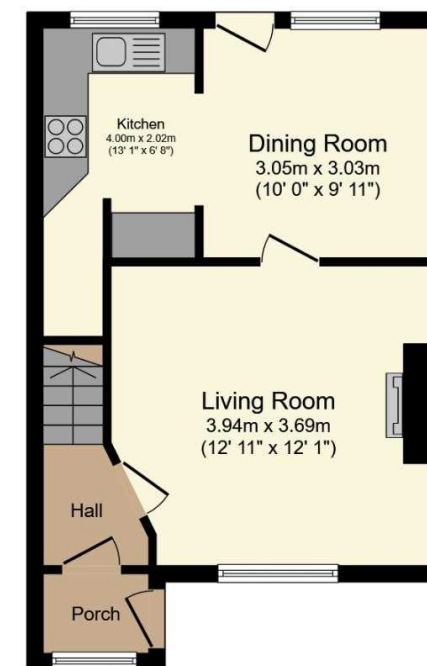
The Reeds Rains branches at 350 Upper Newtownards Road, Ballyhackamore, Belfast, N Ireland BT4 3EX, 18 Main Street, Bangor, Co Down, N Ireland BT20 5AG, Somerset House, 240-242 Ormeau Road, Belfast, Co Antrim, N Ireland BT7 2FZ, 10 High Street, Carrickfergus, Co Antrim, N Ireland BT38 7AF, 8/8A Carnmoney Road, Glengormley, County Antrim, N Ireland BT36 6HN, 14/16 Market Street, Lisburn, County Antrim , N Ireland BT28 1AB and 2 Frances Street, Newtownards, County Down, N Ireland BT23 4JA are operated by Favscos NI Limited which is independently owned and operated under a Licence from Reeds Rains Limited.

All Measurements
All Measurements are Approximate.

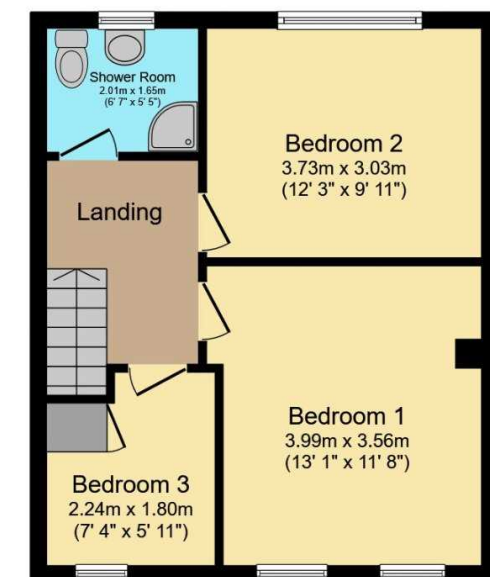
Laser Tape Clause
All measurements have been taken using a laser tape measure and therefore, may be subject to a small margin of error.

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 79.7 m² (857 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).
Powered by www.focalagent.com

We may refer you to recommended providers of ancillary services such as Conveyancing, Mortgages, Insurance and Surveying. We may receive a referral fee for recommending their services. You are not under any obligation to use the services of the recommended provider, which may also be an associated company of Reeds Rains.

Other important information which you will need to know about this property can be found at reedsrains.co.uk