

ULSTER PROPERTY SALES

UPS

BANGOR BRANCH

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NETWORK STRENGTH – LOCAL KNOWLEDGE



18 GRANGE PARK, BANGOR, BT20 3QG

OFFERS AROUND £199,950

When it comes to appeal this extended semi detached home offers a wealth of attractive features such as its location in a cul de sac, that will appeal to those with a young family, yet offering access to public transport for those on the daily commute to and from Belfast and excellent primary schools. With so many plus factors on hand this surely is a home of instant appeal and therefore worthy of immediate viewing to ensure your house hunting dreams are fulfilled. Make that viewing appointment and look forward to a home that instills pride of ownership.



Key Features

- Extended Semi
- 2 Reception Rooms
- uPVC Double Glazing
- Bathroom With Seperate Shower
- Cul De Sac
- 3 Bedrooms
- Spacious Kitchen
- Oil Fired Heating System
- Detached Garage
- Immediate Possession



ACCOMMODATION

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

ENTRANCE HALL

Built-in cloaks cupboard.

LOUNGE

16'4" x 10'5"

Mock fireplace with electric fire. Tiled surround and hearth. Cornice.

DINING AREA

8'11" x 6'10"

SNUG

9'8" x 9'6"

WASH ROOM

Vanity unit with inset wash hand basin and mixer taps. W.C.

KITCHEN

19'9" x 11'10"

Range of high and low level cupboards and drawers with roll edge work surfaces. Built-in Nordmende ceramic 4 ring hob and Creda double oven. Extractor hood with Ignis integrated fan and light. 1 1/2 tub single drainer stainless steel sink unit with mixer tap. Plumbed for washing machine. Tiled walls.

STAIRS TO LANDING

BEDROOM 1

12'6" x 10'5"

2 Wall light points.

BEDROOM 2

10'8" x 8'11" widening to 10'5" into door recess 1

BEDROOM 3

9'8" x 7'11"

Hotpress with insulated copper cylinder and immersion heater.

BATHROOM

Coloured suite comprising: Panelled bath. Pedestal wash hand basin. W.C. Shower cubicle with Thermostatic shower. Tiled walls.

OUTSIDE

DETACHED GARAGE

16'11" x 9'6"

Roller door. Light and power. Oil fired boiler.

FRONT

Garden in lawn with hedges.

REAR

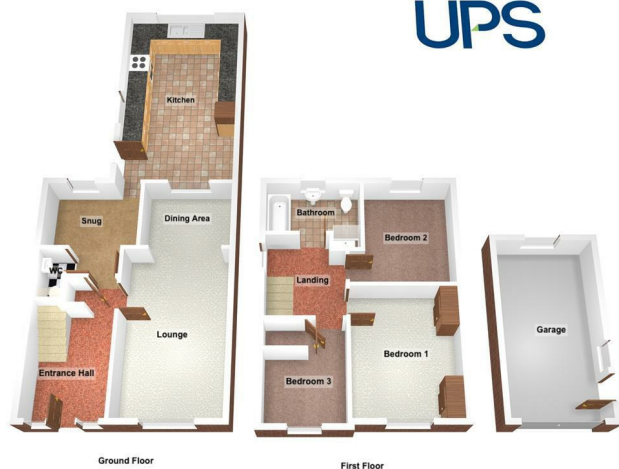
Enclosed garden in lawn with hedges. Paved patio area. Tap. Light. PVC oil tank.






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Total Area: 98.7 m² ... 1063 ft² (excluding garage)
All measurements are approximate and for display purposes only

Energy Efficiency Rating

	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D		59
(39-54) E	41	
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
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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