

Independent

PROPERTY ESTATES

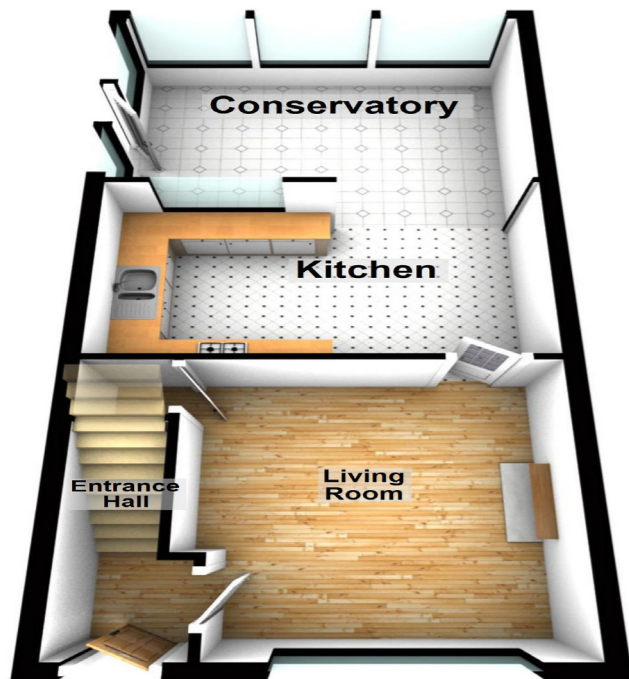


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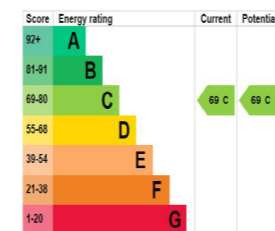
PROPERTY ESTATES



Ground Floor



First Floor



FOR SALE

42 Manor Park, Bangor
Offers Over £139,950

- Semi Detached Property
- Three well-proportioned Bedrooms
- Two Reception Rooms Inc. Conservatory
- Fitted Kitchen
- First Floor Bathroom Suite
- Gas Fired Central Heating
- uPVC Double Glazing, Garage
- Driveway to Front for off Road Parking
- Rear Enclosed Patio & Decking Area
- Close to Local Primary Schools, Springhill Retail Park & Arterial Routes



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These particulars are given on the understanding that they will not be construed as part of a contract or lease. Whilst every care is taken in compiling the information, we give no guarantee as to the accuracy thereof and prospective purchasers are recommended to satisfy themselves regarding the particulars. We have not tested any heating or electrical systems

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Independent Property Estates are pleased to introduce to the Sales Market Number 42 Manor Park, Bangor.

Accommodation on the Ground Floor of the Property comprises of a spacious front aspect Living Room, a rear aspect Conservatory and a fitted Kitchen.

The First Floor of the Property comprises of three well-proportioned Bedrooms and a three-piece Bathroom Suite.

Ground Floor

Entrance Hall (4' 00" x 3' 10")
Access via a uPVC and double-Glazed PVC Door.

Living Room (13' 02" x 10' 04")
Front aspect Reception Room with a feature open Fire with a Tiled Hearth and a cast Iron Surround and Mantle. Complete with Laminate Wooden Flooring and access to under Stair storage. Through to:

Kitchen (14' 06" x 9' 08")
Fitted Kitchen with a range of high- and low-level units with complimentary Laminate roller edge Worktops. Complete with a 1 & 1/2 Bowl Stainless Steel Sink and Drainer Unit, plumbed for a Dish Washer, Laminate Wooden Flooring and part Tiled Walls. Through to:

Conservatory (12' 10" x 11' 02")
Rear aspect, complete with Laminate Wooden Flooring and a uPVC and double-Glazed Door provides access to the rear.



First Floor

Landing (6' 05" x 6' 00")
Bright and spacious with access to the Roof Space.

Bedroom One (10' 11" x 9' 11")
Rear aspect double Bedroom complete with fitted Wardrobes and Laminate Wooden Flooring.

Bedroom Two (11' 05" x 8' 02")
Front aspect double Bedroom complete with Laminate Wooden Flooring.

Bedroom Three (8' 01" x 6' 10")
Front aspect Bedroom with Laminate Wooden Flooring.

Bathroom (8' 01" x 5' 11")
Three-piece Suite comprising a Bath with a Mains Shower over, a W.C. and a Pedestal Wash Hand Basin. Complete with Tiled Walls, Tiled Flooring and access to the Hot-press.



Outside

To the front of the Property there is a Tarmac Driveway providing ample space for Parking for multiple Vehicles and access to the Garage.

To the rear of the Property there is a Fence, Wall and Hedge enclosed Garden with a Patio area and a raised Decking area, ideal for Entertaining or Relaxing. Complete with access to the Garage.

Detached Garage (24' 02" x 9' 06")
Dual access via a Roller Shutter Door to the front and a uPVC and double-Glazed door to the rear. Complete with Light, Power and is Plumbed for a Washing Machine.