



6 Cranley Avenue, Bangor, County Down, BT19 7BY

Asking Price: £199,950

 **Reeds Rains**

reedsrains.co.uk

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EPC Rating: TBC

Description

This well-presented semi-detached home benefits from a ground floor extension to the rear of the property, which provides a ground floor bedroom and a wet room for disabled living.

The property now offers 4 bedrooms, a wet room, a spacious lounge, a dining room, a modern fitted kitchen, and a first-floor shower room with a white suite. The property offers off-street parking with low maintenance gardens to both the front and rear in paved patio and loose pebbles.

Reception Hall

Composite double glazed front door, laminate wooden floor,

Lounge

14'3" x 11 (4.34m x 11)

Laminate wooden floor, wall mounted electric fireplace, double doors to dining.

Dining Room

Laminate wooden floor. Open plan to Kitchen

Kitchen

17'7" (5.36) x 10'2" (3.1) including dining Single drainer 1.5 stainless steel sink unit with mixer taps, excellent range of high and low level units with laminated work surfaces, built in double oven and 4 ring ceramic hob, extractor fan and canopy, plumbed for dishwasher, fully tiled walls, uPVC double glazed door to rear.

Utility area

10'6" x 4'4" (3.2m x 1.32m)

Plumbed for washing machine.

Sunroom / Inner Hall

8'8" x 7' (2.64m x 2.13m)

Laminate wooden floor, Velux window, uPVC double glazed door to garden area.

Bedroom 1

15'9" x 13'10" (4.8m x 4.22m)

Laminate wooden floor, wall to wall range of built in robes with mirrored sliding doors.

Wet Room

9'3" x 7'4" (2.82m x 2.24m)

White suite comprising: Thermostatically controlled shower, semi pedestal wash hand basin, dual flush WC, part tiled walls, extractor fan.

First floor Landing

Access to roof space, hot press with storage above.

Bedroom 2

11'2" x 10'1" (3.4m x 3.07m)

Laminate wooden floor, double built in robe with mirrored sliding door.

Bedroom 3

11'1" x 10'1" (3.38m x 3.07m)

Laminate wooden floor, range of built in robe with mirrored sliding door.

Bedroom 4

8'2" x 7'1" (2.5m x 2.16m)

Laminate wooden floor, double built in robe with mirrored sliding door.

Shower Room

7'1" x 6' (2.16m x 1.83m)

Modern white suite comprising: Fully tiled built in shower cubicle with Aqualisa shower, dual flush WC, vanity unit with mixer taps, ceramic tiled floor, fully tiled walls, stainless steel heated towel rail, panelled ceiling with recessed spotlights.

Outside

Tarmac driveway to car parking space,

Gardens

Front garden in lawns and shrubs.

Enclosed rear garden in patio, loose pebbles and shrubs. Outside tap and light.

purposes only.

There is a disabled ramp access to the rear of the property and a disabled access door.

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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

For full EPC please contact the branch.



Total floor area 114.5 m² (1,232 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).

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