

Independent

PROPERTY ESTATES



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Ground Floor



First Floor



Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C	78 C	78 C
55-68	D		
39-54	E		
21-38	F		
1-20	G		

FOR SALE

7 Balloo Walk, Bangor

Offers Over £89,950

- Well-Presented End Terrace Property
- Two First Floor Double Bedrooms
- Spacious Lounge
- Fitted Kitchen with Dining Space

- Ground Floor W.C.
- First Floor Bathroom Suite
- Gas Fired Central Heating
- Fence Enclosed Front & Rear Gardens



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 delighted to introduce to the Sales Market 7 Balloo Walk, Bangor.

Located at the end of the row, this spacious End Terrace Property occupies a generous sized site.

Internally, accommodation comprises Two First Floor Double Bedrooms, a front aspect Lounge, a fitted Kitchen with space for dining, a Ground Floor W.C. and a First Floor Bathroom Suite.

This Property benefits from Gas Fired Central Heating & uPVC Double Glazing.

Ground Floor

Entrance Hall (4' 02" x 3' 07")

Access via a uPVC and double-Glazed Door. Complete with Laminate Wooden Flooring.

Living Room (14' 06" x 9' 02")

Spacious front aspect Reception Room complete with Laminate Wooden Flooring and access to under Stair Storage.

Kitchen / Dining (11' 06" x 9' 02")

Fitted Kitchen with a range of low-level storage units with complimentary Laminate roll-edge Worktops and a Breakfast Bar for Casual Dining. Comprising a four Ring Gas Hob with an Extractor Hood over; an integrated Oven, plumbing for a Washing Machine, a Stainless-Steel Sink and Drainer unit and space for a Tumble-dryer.

Rear Hallway (6' 00" x 3' 04")

Complete with Tiled Flooring. A uPVC a double-Glazed Door provides access to the rear Garden.

W.C. (6' 01" x 3' 04")

Two-piece suite comprising a W.C. and a Sink with a Tiled Splashback. Complete with Tiled Flooring and an Extractor Fan.

First Floor

Landing (6' 10" x 3' 04")

Bedroom One (14' 06" x 13' 00")

Front aspect double Bedroom with Laminate Wooden Floor and access to built-in storage.

Bedroom Two (11' 06" x 6' 07")

Rear aspect double Bedroom with Laminate Wooden Floor and access to built-in storage.

Bathroom (7' 10" x 6' 00")

Comprising a three-piece white suite comprising a Bath with a Mains Shower over; a Low Flush W.C. and a Sink with Storage under. Complete with Tiled Flooring and part Tiled Walls.

Outside

Front

A Fence enclosed Garden in loose stone.

Rear / Side

There is a Fence enclosed Garden in loose Stone and Paving.

