




## 6 CHESTER AVENUE

Bangor BT20 3JG

- Extended Kitchen
- 2 Bedrooms
- Spacious Lounge / Dining Area
- uPVC Double Glazing
- Oil Fired Heating System
- White Bathroom Suite
- In Need Of Modernisation

Energy Efficiency Rating		Current	Potential
<i>Very energy efficient - lower running costs</i>			
(92 plus) <b>A</b>			
(81-91) <b>B</b>			
(69-80) <b>C</b>			
(55-68) <b>D</b>			
(39-54) <b>E</b>			
(21-38) <b>F</b>			
(1-20) <b>G</b>			
<i>Not energy efficient - higher running costs</i>			
<b>Northern Ireland</b>		EU Directive 2002/91/EC 	

**Offers Around £85,000**

# 6 Chester Avenue

, Bangor, BT20 3JG



## ACCOMMODATION

uPVC double glazed entrance door into ...

## LOUNGE

14'2" x 12'0" (4.32m x 3.66m)  
Electric wall mounted fire.  
Laminated wood floor.

## DINING AREA

14'2" x 6'5" (4.32m x 1.96m)  
Built-in hotpress with lagged copper cylinder and external immersion heater. Laminated wood floor.

## KITCHEN

13'1" x 6'1" (3.99m x 1.85m)  
Range of high and low level cupboards and drawers with roll edge work surfaces. 1 1/2 tub single drainer ceramic sink unit with mixer taps. Plumbed for washing machine. Part tiled walls. Pine ceiling with 2 downlights.

## STAIRS TO LANDING

## BEDROOM 1

13'5" at widest pt x 9'7" (4.09m at widest pt x 2.92m)  
Laminated wood floor.

## BEDROOM 2

9'1" x 7'9" (2.77m x 2.36m)

## BATHROOM

White suite comprising:  
Panelled bath with telephone shower attachment. Vanity unit with inset wash hand basin and mixer tap. W.C. Tiled walls. Pine ceiling with 2 eyeball downlights.

## FRONT

Garden in stones.

## REAR

Enclosed yard. Boiler house. PVC oil tank.



## Directions



# Floor Plan

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