



36 SPRINGHILL AVENUE

Bangor BT20 3NZ

- In Need Of Modernisation
- 3 Bedrooms
- Lounge
- uPVC Double Glazing
- Oil Fired Heating System
- Pine Kitchen
- Ground Floor Bathroom
- Popular Location

Energy Efficiency Rating		Current	Potential
<i>Very energy efficient - lower running costs</i>			
(92 plus) A			
(81-91) B			
(69-80) C			
(55-68) D			
(39-54) E		42	60
(21-38) F			
(1-20) G			
<i>Not energy efficient - higher running costs</i>			
Northern Ireland		EU Directive 2002/91/EC	

Offers Over £135,000

36 Springhill Avenue

, Bangor, BT20 3NZ



ACCOMMODATION

ENTRANCE HALL

uPVC double glazed front door and matching side panels. Dado. Understairs cloaks/store.

LOUNGE

13'6" x 11'11" (4.11m x 3.63m)

Stone fireplace and hearth with hardwood mantel. 2 Wall light points. Open aspect. Polished tongue and groove flooring.

KITCHEN/DINING AREA

11'11" x 9'11" (3.63m x 3.02m)

High and low level pine fronted units, pine edged tiled worktops with concealed lighting over. Matching breakfast bar and wall tiling. Single drainer stainless steel sink unit. Cooker hood with light and fan. Plumbed for

washing machine. Alcove for fridge/freezer. Stained tongue and groove flooring. Pine panelled ceiling with 4 eyeball downlighters. uPVC double glazed back door.

BEDROOM 1/DINING ROOM

10'6" x 10'3" max (3.20m x 3.12m max)

Built-in wardrobe. Polished tongue and groove flooring.

BATHROOM

White suite with fold coloured fittings comprising: Wood panelled bath with shower screen. Vanity unit with inset basin and cupboard under. W.C. Walls pine panelled to dado with matching ceiling.

FIRST FLOOR

LANDING

Hotpress with lagged hot water cylinder and external immersion heater.

BEDROOM 2

13'3" x 11'7" (4.04m x 3.53m)

Open aspect.

BEDROOM 3

12'5" x 8'7" (3.78m x 2.62m)

Built-in wardrobe. Access to undereaves.

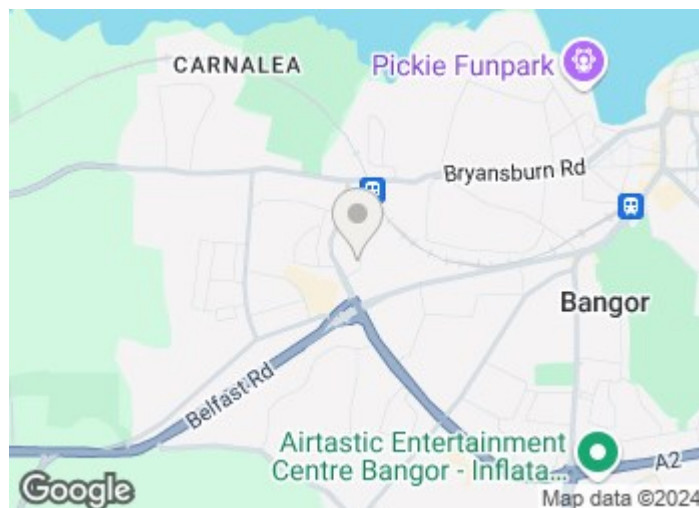
OUTSIDE

FRONT

Garden laid in lawn. Concrete driveway. PVC oil tank. Shed. Space for garage.

REAR GARDEN

Terraced - part in crazy paving and part in lawn with shrubs. Enclosed concrete patio. Boiler house and oil fired boiler. Outside light and tap.

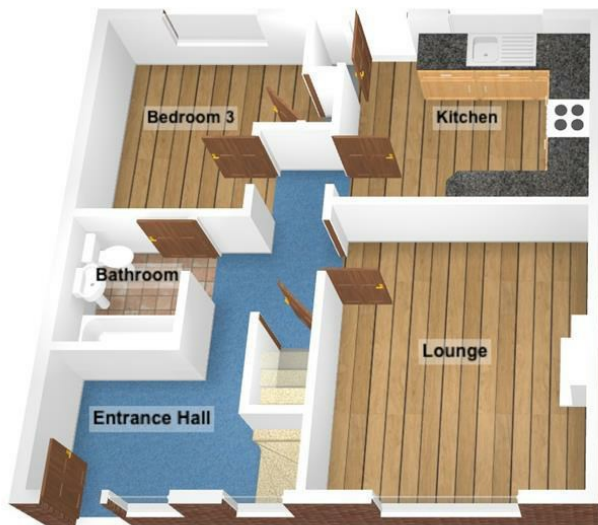


Directions



Floor Plan

36 Springhill Avenue, BANGOR, BT20 3NZ



Ground Floor

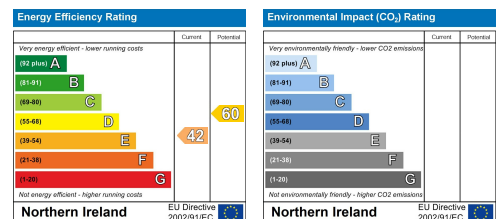


First Floor

Total Area: 75.7 m² ... 815 ft²

All measurements are approximate and for display purposes only

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