

## 10 SILVERSTREAM CRESCENT

Bangor BT20 3NF

- 3 Bedrooms
- 1+ Reception
- uPVC Double Glazing
- Oil Fired Heating System
- Detached Garage
- Shower Room
- Corner Site
- No Onward Chain

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) <b>A</b>			
(81-91) <b>B</b>			
(69-80) <b>C</b>			
(55-68) <b>D</b>		63	66
(39-54) <b>E</b>			
(21-38) <b>F</b>			
(1-20) <b>G</b>			
Not energy efficient - higher running costs			
<b>Northern Ireland</b>		EU Directive 2002/91/EC	

**Offers Over £135,000**

# 10 Silverstream Crescent

, Bangor, BT20 3NF



## ACCOMMODATION

uPVC double glazed entrance door into ...

## ENTRANCE PORCH

## ENTRANCE HALL

## LOUNGE

13'6" x 12'11" (4.11m x 3.94m)  
Open fireplace with Scrabo stone surround and tiled hearth.

## DINING AREA

10'0" x 9'9" (3.05m x 2.97m)  
Built-in hotpress with insulated copper cylinder and Willis type immersion heater.

## KITCHEN

9'7" x 6'6" (2.92m x 1.98m)  
Range of high and low level cupboards and drawers with roll edge work surfaces.

Single drainer stainless steel sink unit with mixer taps. Part tiled walls.

## STAIRS TO LANDING

## BEDROOM 1

12'11" x 9'6" (3.94m x 2.90m)

## BEDROOM 2

10'0" x 9'10" (3.05m x 3.00m)

## BEDROOM 3

9'10" x 7'3" (2.74m x 2.21m)  
Built-in wardrobe.

## SHOWER ROOM

Comprising: Corner shower with Triton electric shower. Pedestal wash hand basin. W.C. Part tiled walls.

## ROOFSPACE

Slingsby ladder. Floored. Light and over. Fable window.

## OUTSIDE

## DETACHED GARAGE

15'6" x 11'3" (4.72m x 3.43m)  
Double doors, light and power. Oil fired boiler. Plumbed for washing machine.

## FRONT & SIDE

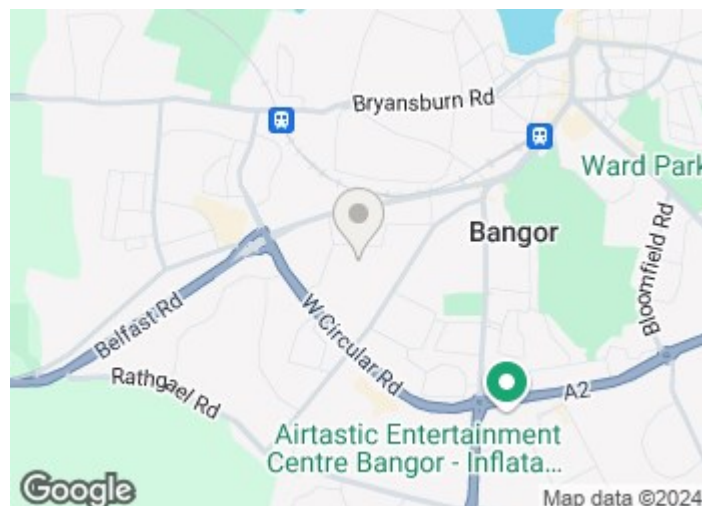
Garden in lawn.

## REAR

Enclosed yard. Outhouse with light. Sensor light.

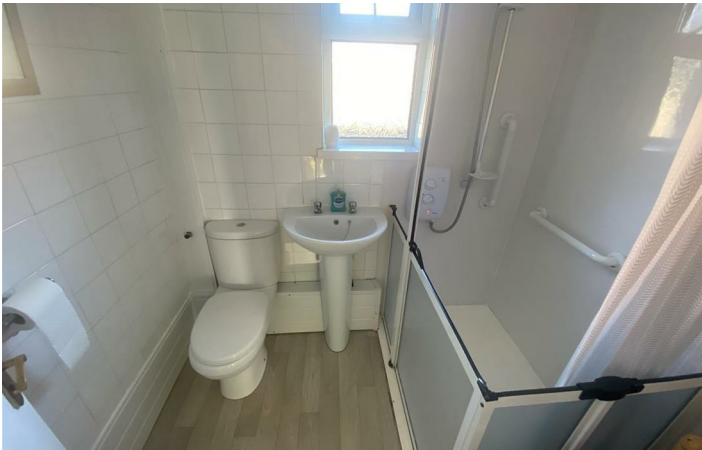
## WASH ROOM

Comprising: Wash hand basin. W.C.



## Directions





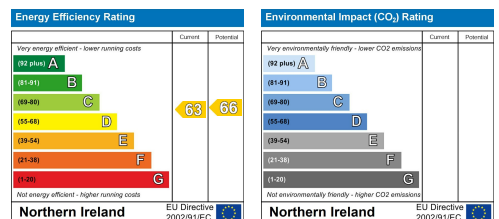
# Floor Plan

10, Silverstream Crescent, BANGOR, BT20 3NF



Total Area: 70.4 m<sup>2</sup> ... 758 ft<sup>2</sup> (excluding garage)  
 All measurements are approximate and for display purposes only

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