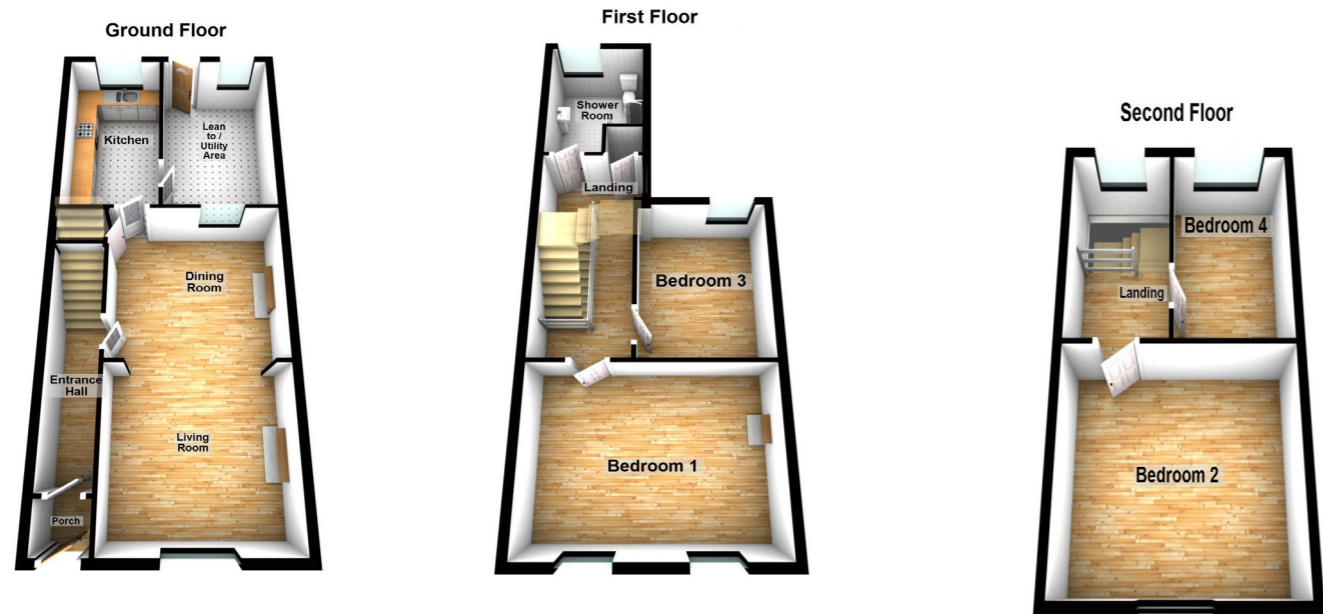


Independent

PROPERTY ESTATES



Independent

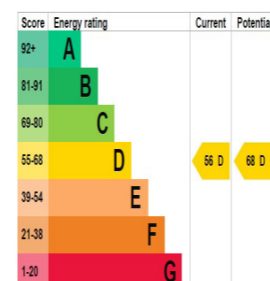
PROPERTY ESTATES



FOR SALE

19 Victoria Road, Bangor
Offers Over £169,950

- Period Townhouse, City Centre Location
- Accommodation over Three Floors
- Four Well-Proportioned Bedrooms
- Open Plan Lounge / Dining Room
- Fitted Kitchen, First Floor Shower Room
- Gas Central Heating & Double Glazing
- Wall Enclosed Rear Private Yard
- Detached Garage
- Close to Bangor Marina & Picturesque North Down Coast
- Close to a host of award-winning Restaurants



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

028 9145 0000
www.ipestates.co.uk

Part of The Independent Group of Companies

Part of The Independent Group of Companies

028 9145 0000
www.ipestates.co.uk



Ground Floor

Entrance Porch (3' 06" x 3' 04")
Access via a uPVC Door, complete with Tiled Flooring.

Entrance Hall (12' 04" x 3' 05")
Access via a uPVC and double-Glazed Door. Complete with Laminate Wooden Flooring, part Panel Walls and feature Cornice Ceilings.

Living Room (12' 01" x 10' 10")
Spacious front aspect Reception Room with a feature open Fire with a Tiled Insert and Hearth and a Wooden Mantle. Archway to:

Dining Room (11' 10" x 10' 10")
Rear aspect Reception Room with access to under Stair Storage. Access to:

Kitchen (14' 04" x 7' 04")
Fitted Kitchen with a range of high- and low-level units and a 1 & 1/2 Bowl Stainless Steel Sink and Drainer Unit. Complete with Tiled Flooring, part Tiled Walls and a feature Wood Panel Ceiling. Access via a uPVC and double-Glazed Door to:

Lean to / Utility Room (15' 05" x 6' 01")
Tiled Flooring, plumbed for a Washing Machine and access to the rear via uPVC a double-Glazed Door. Access to the detached Garage.



First Floor

Landing (16' 03" x 7' 04")

Principal Bedroom (14' 09" x 11' 11")
Front aspect double Bedroom with Laminate Wooden Flooring.

Bedroom Three (11' 10" x 9' 01")
Rear aspect double Bedroom.

Shower Room (10' 08" x 7' 05")
Three-piece Suite comprising a Low Flush W.C., a Corner Shower Cubicle with a Mains Shower over and a Sink with Storage under. Complete with Tiled Flooring, recessed Spotlights, part Panel Walls, feature Wood Panel Ceiling and access to the Hot-press.

Second Floor

Landing (12' 00" x 5' 02")
Complete with a Velux Window providing ample natural light.

Bedroom Two (14' 08" x 12' 03")
Front aspect double Bedroom with Laminate Wooden Flooring.

Bedroom Four (11' 11" x 9' 09")
Rear aspect double Bedroom with stunning Sea Views over Belfast Lough and beyond.

Outside

Rear
Wall enclosed Private Yard with access to:

Detached Garage (26' 02" x 13' 11")
Dual access via a Roller Shutter Door to the front and a Rear Door for pedestrian access.

