

## 80 BEECHWOOD AVENUE

Bangor BT20 3JB

- Extended Terrace
- 2 Bedrooms
- Spacious Lounge /Dining Area
- uPVC Double Glazing
- Phoenix Gas Heating System
- White Kitchen
- White Bathroom Suite
- Low Outgoings
- No Onward Chain

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus)	A		
(81-91)	B		
(69-80)	C		
(55-68)	D	62	69
(39-54)	E		
(21-38)	F		
(1-20)	G		
Not energy efficient - higher running costs			
Northern Ireland		EU Directive 2002/91/EC	

**Offers Over £105,000**

# 80 Beechwood Avenue

, Bangor, BT20 3JB



## ACCOMMODATION

uPVC double glazed entrance door into ...

## ENTRANCE HALL

## LOUNGE

13'11" x 10'2" widening to 13'0" (4.24m x 3.10m widening to 3.96m)  
Open fireplace. Laminated wood floor. 2 Wall light points.

## LOUNGE/DINING AREA

8'10" widening to 16'1" x 13'0" narrowing to 5'4" (2.69m widening to 4.90m x 3.96m narrowing to 1.63m)  
Range of white high and low level cupboards and drawers with roll edge work surfaces. Built-in Samsung 4 ring hob and Cara oven under. Built-in extractor fan. Part ceramic tiled floor. Part laminated wood floor. Single drainer

stainless steel sink unit with mixer taps. Plumbed for dishwasher. 5 Downlights.

## REAR PORCH

Ceramic tiled floor.

## WASH ROOM

Comprising: Wash hand basin with mixer taps. W.C. Part tiled walls. Part PVC panelled walls and ceiling.

## STAIRS TO LANDING

Built-in storage cupboard.

## BEDROOM 1

9'9" widening to 13'0" x 10'8" (2.97m widening to 3.96m x 3.25m)

## BEDROOM 2

8'10" x 6'7" (2.69m x 2.01m)

## BATHROOM

White suite comprising: Panelled bath with mixer tap and Thermostatic shower

over. Vanity unit with inset wash hand basin and mixer taps. W.C. Part tiled walls. 3 Downlights. Chrome heated towel rail. Built-in extractor fan.

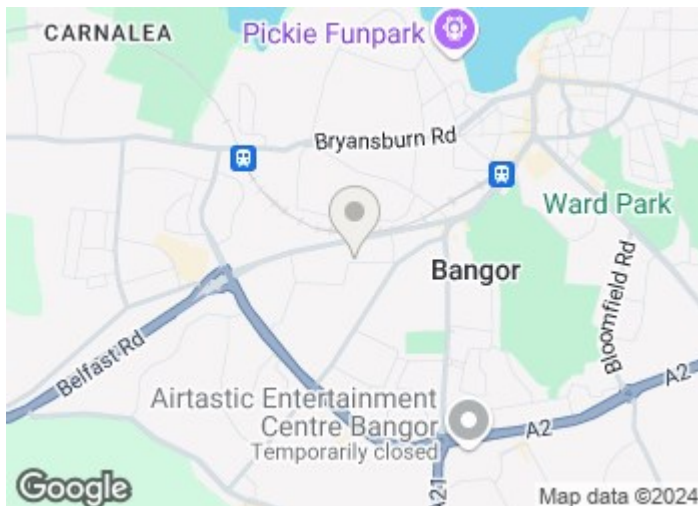
## OUTSIDE

### FRONT

Garden with shrubs.

### OUTSIDE

Rear yard. Rear Garden.

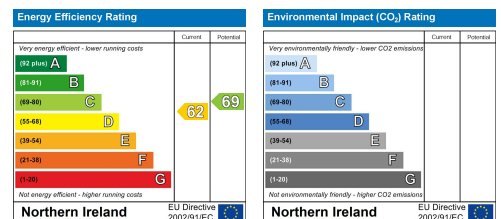


## Directions



# Floor Plan

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