

37 CHURCH AVENUE

Bangor BT20 3EG

- 3 Bedrooms
- 2 Reception rooms
- uPVC Double Glazing
- Oil Fired Heating System
- Cream Kitchen
- White Bathroom Suite
- Handy Location
- 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		63
(39-54)	E	32	
(21-38)	F		
(1-20)	G		
Not energy efficient - higher running costs			
Northern Ireland		EU Directive 2002/91/EC	

Offers Over £175,000

37 Church Avenue

, Bangor, BT20 3EG



ACCOMMODATION

uPVC Double Glazed entrance door into...

ENTRANCE HALL

Understairs storage cupboard with plumbing for washing machine. Built in cloaks cupboard. Laminated wood floor.

LOUNGE

13'5" into bay x 11'5" (4.09m into bay x 3.48m)
Laminated wood floor.

FAMILY ROOM

12'3" x 11'6" (3.73m x 3.51m)
Open fireplace with brick surround and tiled hearth. Wood floor.

KITCHEN

10'5" x 7'10" (3.18m x 2.39m)
Range of cream high and low level cupboards and drawers with roll edge

work surfaces. Built in "Candy" 4 ring hob and oven under. Extractor hood with integrated fan and light. 11/2 Tub single drainer stainless steel sink unit with mixer tap. Part tiled walls. Ceramic tiled floor.

STAIRS TO LANDING

BEDROOM 1

13'5" into bay x 10'3" (4.09m into bay x 3.12m)

BEDROOM 2

12'5" x 11'6" (3.78m x 3.51m)

BEDROOM 3

8'2" x 7'11" (2.49m x 2.41m)

BATHROOM

White suite comprising: Panelled bath with mixer tap. "Mira" electric shower. Pedestal wash hand basin. Tiled walls.

SEPERATE W.C.

Part tiled walls. Ceramic tiled floor. Pine ceiling.

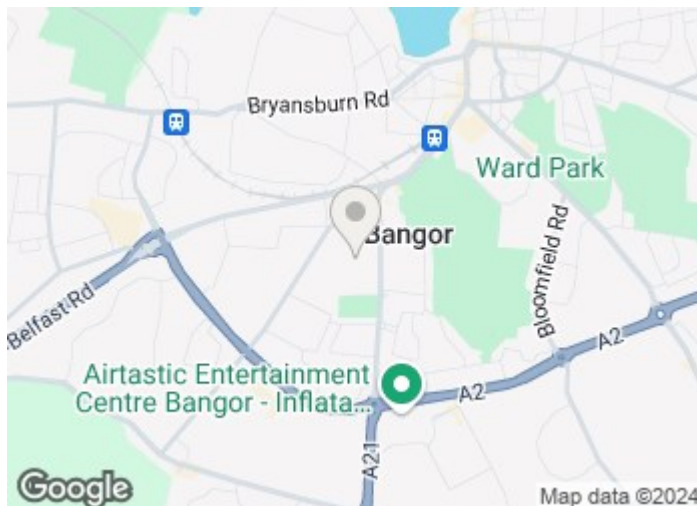
OUTSIDE

FRONT

Garden in lawn.

REAR

Enclosed garden in lawn. Paved patio area. Boiler House. PVC Oil Tank.



Directions



Floor Plan

37, Church Avenue, BANGOR, BT20 3EG



Ground Floor

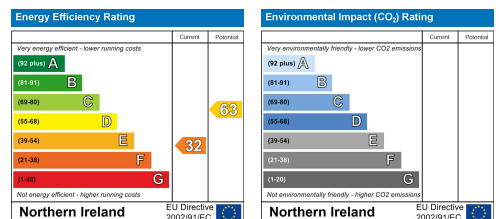


First Floor

Total Area: 86.8 m² ... 934 ft²

All measurements are approximate and for display purposes only

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