



10 MANOR COURT

Bangor BT20 3LQ

- 3 Bedrooms
- Spacious Lounge
- White Gloss Kitchen / Dining Area
- uPVC Double Glazing
- Phoenix Gas Heating System
- White Bathroom Suite
- Cul De Sac
- Well Presented Throughout

Energy Efficiency Rating		Current	Potential
<i>Very energy efficient - lower running costs</i>			
(92 plus)	A		
(81-91)	B		
(69-80)	C	70	72
(55-68)	D		
(39-54)	E		
(21-38)	F		
(1-20)	G		
<i>Not energy efficient - higher running costs</i>			
Northern Ireland		EU Directive 2002/91/EC	

Offers Over £155,000

10 Manor Court

, Bangor, BT20 3LQ



ACCOMMODATION

Composite entrance door.

ENTRANCE PORCH

LOUNGE

15'8" x 12'6" (4.78m x 3.81m)

Electric wall mounted fire.

Laminated wood floor.

Understairs storage cupboard.

Double doors into....

KITCHEN / DINING AREA

15'8" x 10'4" (4.78m x 3.15m)

Range of white gloss high and low level cupboards and drawers with roll edge work surfaces. Built

in ceramic 4 ring hob and Indesit double oven. Extractor canopy

with integrated fan and light. 11/2 tub single drainer stainless steel sink unit with mixer tap. Plumbed for washing machine. Ceramic tiled floor. 8 downlights. uPVC Double glazed french doors to rear...

STAIRS TO LANDING

Built in storage cupboard.

BEDROOM 1

9'10"x 8'9" (3.00mx 2.67m)

Built in double wardrobe with mirrored sliding doors.

BEDROOM 2

11'2"x 8'1" (3.40mx x 2.46m)

BEDROOM 3

12'11" x 7'2" (3.94m x 2.18m)

BATHROOM

White suite comprising panelled bath with mixer tap and thermostatic shower over.

Drencher. Vanitory unit with inset wash hand basin and mixer tap.

W.C. Tiled walls. Ceramic tiled floor. 4 downlights. Built in extractor fan.

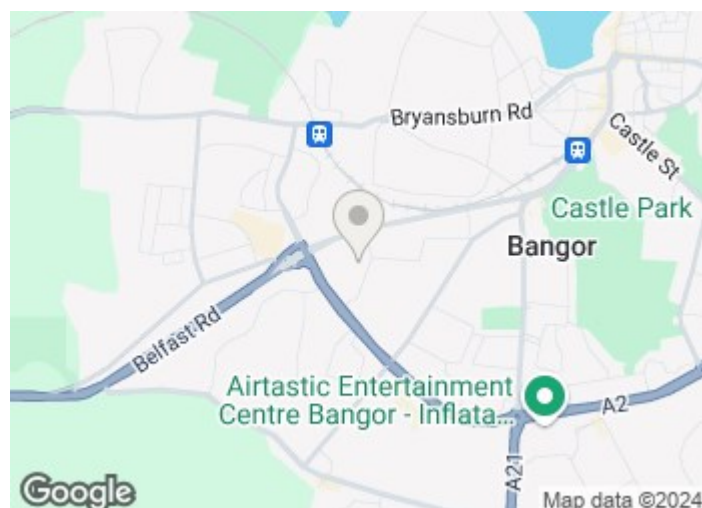
OUTSIDE

FRONT

Garden in lawn with shrubs. Light.

REAR

Enclosed garden in lawn. Brick pavior patio. Sensor Light. Tap.



Directions



Floor Plan

10, Manor Court, BANGOR, BT20 3LQ



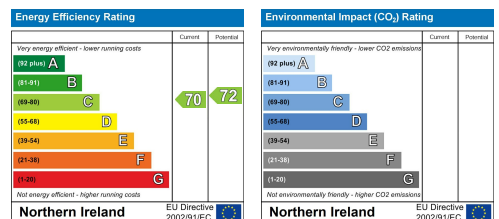
Ground Floor

First Floor

Total Area: 69.9 m² ... 753 ft²

All measurements are approximate and for display purposes only

These particulars, whilst believed to be accurate are set out as a general outline only for guidance and do not constitute any part of an offer or contract. Intending purchasers should not rely on them as statements of representation of fact, but must satisfy themselves by inspection or otherwise as to their accuracy. No person in this firm's employment has the authority to make or give any representation or warranty in respect of the property.



ULSTERPROPERTYSALES.CO.UK

- ANDERSONSTOWN**
028 9060 5200
- BALLYNAHINCH**
028 9756 1155
- CAUSEWAY COAST**
0800 644 4432
- FORESTSIDE**
028 9064 1264
- NEWTOWARDS**
028 9181 1444
- BALLYHACKAMORE**
028 9047 1515
- BANGOR**
028 9127 1185
- CAVEHILL**
028 9072 9270
- GLENGORMLEY**
028 9083 3295
- RENTAL DIVISION**
028 9070 1000
- BALLYMENA**
028 2565 7700
- CARRICKFERGUS**
028 9336 5986
- DOWNPATRICK**
028 4461 4101
- MALONE**
028 9066 1929



Jonathan Collins trading under licence as Ulster Property Sales (North Down)
©Ulster Property Sales is a Registered Trademark