

ULSTER PROPERTY SALES

UPS

RENTALS - BANGOR

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NETWORK STRENGTH - LOCAL KNOWLEDGE



**34 LISNABREEN CRESCENT,
BANGOR, BT20 4XE**

£850 PER MONTH

Located in a popular area in Bangor, this semi detached property, is a short distance to Bloomfield Shopping Centre, schools, main arterial routes and the city centre.

The property offers, a bright and spacious living room, open plan fitted kitchen/dining room. On the first floor, there are three bedrooms, one with built in storage and a family shower room comprising of white suite. The property consists of gas fired central heating and has double glazed windows.

Externally, there is a integral garage with roller door, enclosed rear garden and tarmac area to the front of the property. This property appeal to a wide variety of potential clients from young families, working professionals to downsizers alike.

Early viewing recommended, to not miss out on an excellent family home.



Key Features

- Semi Detached Property Located In A Popular Area Of Bangor
- Three Bedrooms
- Gas Fired Central Heating And Double Glazed Windows
- Located A Short Distance To Bloomfields, Schools And Main Arterial Routes
- Spacious Living Room And Open Plan Kitchen/Dining
- Family Shower Room Comprising Of White Suite
- Enclosed Rear Garden, Garage Tarmac And Tarmac Area To Front Of Property
- Early Viewing Recommended.



Accommodation Comprises

Living Room

12'5" x 15'3"

Wood laminate flooring, feature fireplace, electric inset, tiled hearth, brick surround and wooden mantle.

Kitchen/Dining

15'10" x 8'6"

Modern fitted kitchen with a range of high and low level units, laminate worksurfaces, single stainless steel sink with mixer tap and drainer, integrated oven, four ring gas hob, stainless steel extractor hood, integrated washing machine, integrated fridge/freezer, tiled splashback, tiled floor, back door to enclosed rear garden, built in storage, space for dining.

First Floor

Landing

Bedroom 1

8'10" x 14'5"

Double bedroom.

Bedroom 2

8'8" x 9'5"

Double bedroom.

Bedroom 3

6'9" x 11'4"

Shower Room

White suite comprising, walk in, wall mounted overhead shower, glass shower screen, pedestal wash hand basin with mixer tap, low flush w/c, tiled floor, part tiled walls, part panelled walls.

Garage

11'8" x 18'8"

Roller door, power and light.

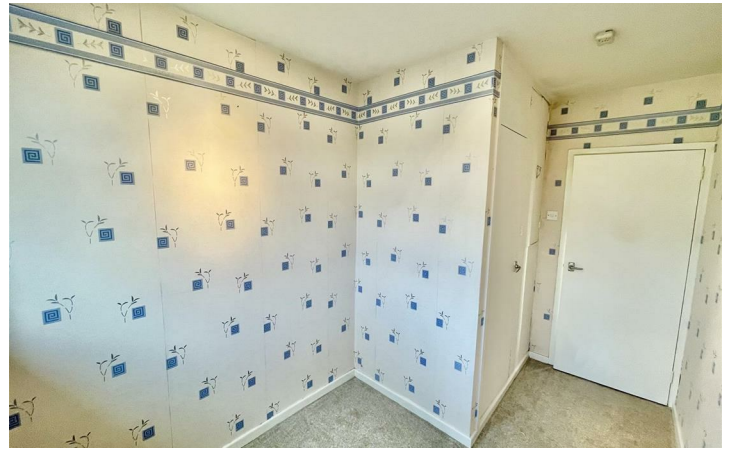
Outside

Front - Area in lawn, paved walkway to front door, area in tarmac in front of garage.

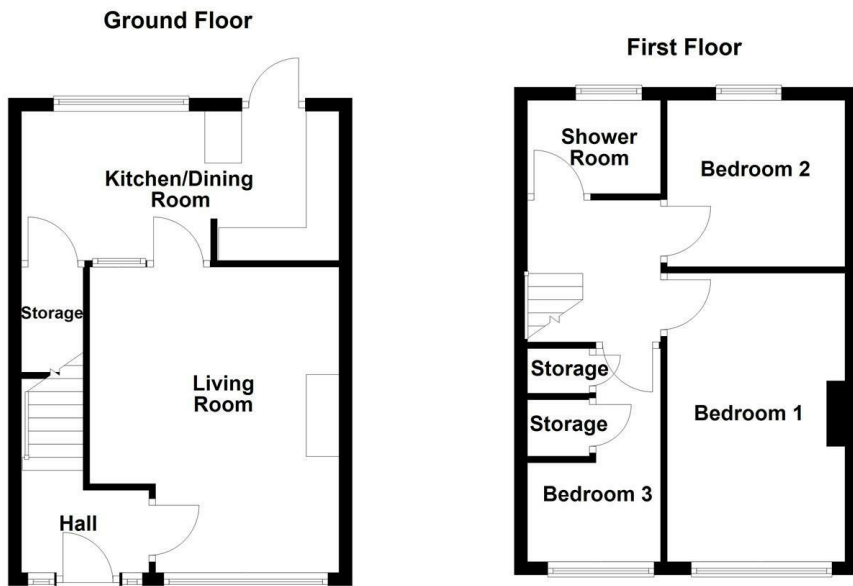
Rear - Fully enclosed, area in lawn, outhouse, outside light, gate for bin access.











Whilst every attempt has been made to ensure the accuracy of the floor plan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or misstatement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.

Plan produced using PlanUp.

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			
(81-91) B			
(69-80) C			
(55-68) D		67	73
(39-54) E			
(21-38) F			
(1-20) G			
Not energy efficient - higher running costs			
Northern Ireland		EU Directive 2002/91/EC	

34 Lisnabreen Crescent. Banor

Questions you may have. Which mortgage would suit me best?

How much deposit will I need? What are my monthly repayments going to be?

To answer these and other mortgage related questions contact our mortgage advisor on 02890471515.

Your home may be repossessed if you do not keep up repayments on your mortgage.

We DO NOT charge for initial mortgage consultations. We may charge a fee on completion depending on circumstances. Our typical fee is £250, however, please confirm with Mortgage Consultant at time of appointment.

Please note that we have not tested the services or systems in this property. Purchasers should make/commission their own inspections if they feel it is necessary.

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