



31 Upritchard Crescent, Bangor,
County Down, BT19 7AS

Asking Price: £195,000

 Reeds Rains

reedsrains.co.uk

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EPC Rating: TBC

Description

Offering wonderfully proportioned accommodation across 3 levels this impressive family home will appeal to a broad spectrum of buyers.

The ground floor offers a living room, modern fitted kitchen with integrated appliances and additional dining area as well as a separate utility room and ground floor cloakroom with WC. The first floor hosts 1 double bedroom, family bathroom and Lounge, which can easily convert to a fifth bedroom if necessary. 3 additional bedrooms are revealed on the 3rd floor with an ensuite shower room to the master suite.

Externally there is ample parking with a brick paved driveway as well as fully enclosed gardens to the rear in patio and decking. The impressive location is close to Bloomfield Shopping centre, primary schools, Bangor Grammar School and arterial routes.

Entrance Hall

uPVC double glazed front door, solid wooden flooring.

Living Room

15 x 11'11" (15 x 3.63m)
Solid wood flooring, feature wooden fireplace with cast iron horseshoe inset and slate hearth, recessed spotlights.

Kitchen / Dining

16'1" x 9'1" (4.9m x 2.77m)
Single drainer 1.5 stainless steel sink unit with mixer taps, excellent range of high and low level units with laminated work surfaces, built in double oven and microwave, 4 ring gas hob, stainless steel chimney extractor fan, integrated dishwasher, integrated fridge freezer, part tiled walls, ceramic tiled floor, recessed spotlights, under stairs storage.

Open plan to Dining area.

Utility Room

9 x 5'11" (9 x 1.8m)
Range of high and low level units with laminated work surfaces, plumbed for washing machine, part tiled walls, ceramic tiled floor, gas fired boiler, uPVC double glazed door to rear garden.

Cloakroom / WC

White suite comprising: Dual flush WC, wash hand basin with mixer taps.

First floor landing

Bathroom

White suite comprising: Panelled bath with mixer taps and electric shower, pedestal wash hand basin, dual flush WC ceramic tiled floor, part tiled walls, stainless steel heated towel rail.

Bedroom 3

15'3" x 9'2" (4.65m x 2.8m)

Lounge / Optional bedroom

17'2" x 15'5" (5.23m x 4.7m)

Second floor

Bedroom 1

17'2" x 9'2" (5.23m x 2.8m)

Ensuite Shower room

White suite comprising: Fully tiled built in shower cubicle with electric shower unit, pedestal wash hand basin, dual flush WC, part tiled walls, ceramic tiled floor, heated towel rail, Velux window.

Bedroom 2

15'5" x 9 (4.7m x 9)

Velux window

Bedroom 4

10'4" x 5'9" (3.15m x 1.75m)

Velux window

Outside

Brick paved driveway to front.

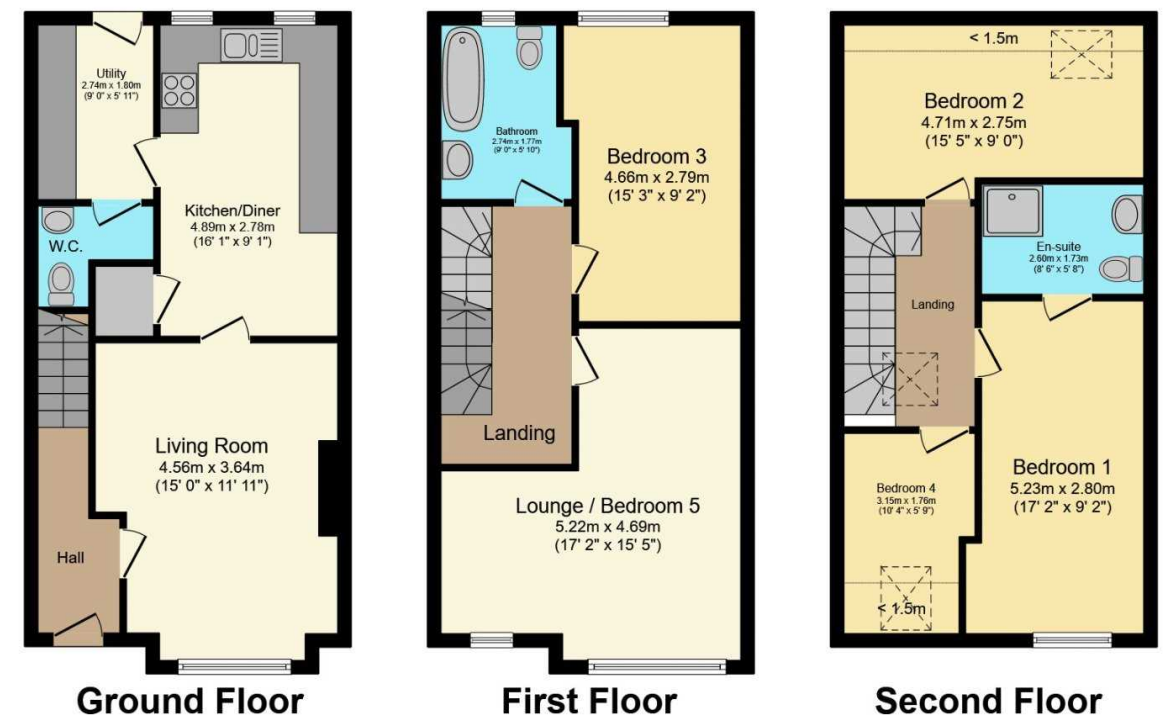
Rear Garden

Fully enclosed garden to rear in paved patio and timber deck with shrubs. Garden shed.

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All Measurements

For full EPC please contact the branch.



Total floor area 133.8 m² (1,440 sq.ft.) approx
Restricted height 3.4 m² (36 sq.ft.)

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