



15 GRANGE AVENUE

Bangor, BT20 3QF

Offers around **£399,950**



DETACHED | 4  | 2  | 4 

Number 15 enjoys a prime position along the Avenue with generous driveway parking and mature gardens to the front and rear with beautiful maturity and excellent privacy. This is an exceptionally well maintained family home with generously proportioned bright accommodation throughout.

KEY FEATURES

- Attractive Red Brick Detached Family Home
- Exceptionally Well Maintained with Bright and Spacious Accommodation Throughout
- Drawing Room with Contemporary Gas Coal Fire
- Separate Dining Room
- Rear Sun Room with French Doors to Rear Patio and Gardens
- Bespoke Fully Fitted Kitchen with Generous Range of Units and Integrated Appliances
- Separate Utility Room
- Ground Floor WC
- First Floor Lounge with Gas Stove
- Four Well Proportioned Bedrooms Including Principal Bedroom with En Suite Shower Room
- Separate Family Bathroom
- Superb Fully Floored and Sheeted Roofspace, the Ideal Opportunity for Further Accommodation Subject to Usual Planning Permissions



ROOM DETAILS

Ground Floor

- Reception Porch
- Spacious Reception Hall
- Drawing Room 15'4" x 11'11"
- Dining Room 16'4" x 13'0"
- Sitting Room 13'2" x 10'3"
- Kitchen 13'1" x 10'11"
- Utility/Laundry Room 9'9" x 9'2"
- WC

First Floor Return

- Lounge 23'7" x 9'9"
- ### First Floor
- Bedroom One 14'10" x 11'11"
 - Bedroom Two 14'10" x 9'5"
 - En Suite Shower Room
 - Bedroom Three 11'2" x 8'0"
 - Bedroom Four 10'10" x 7'4"
 - Bathroom
 - Roofspace

Outside

- Tarmac driveway with ample parking
- Mature well stocked and tended private rear gardens laid in lawns
- Paved patio areas and pathways
- Barbecue area
- Garden shed
- Excellent degree of privacy



To View Floor Plans scan QR code below



DIRECTIONS

Travelling from the Bryansburn Road towards Bangor turn right off the Bryansburn roundabout into Grange Road. Take the first left into Grange Avenue and No. 15 is on the left hand side.



THE LOCAL AREA

Bangor is a beautiful seaside town located just over 13 miles from Belfast. Bangor offers a wide variety of property with something to suit all.

Bangor Marina is one of the largest in Ireland and attracts plenty of visitors when the sun shows its face. Tourism is a big factor in this part of the world.

ENERGY EFFICIENCY RATING		
Very energy efficient – lower running costs		
	CURRENT	POTENTIAL
92+ A		
81-91 B		
69-80 C		
55-68 D	70	75
39-54 E		
21-38 F		
1-20 G		
NOT energy efficient – higher running costs		

Scan QR Code to view floor plans and to arrange a viewing.



OUR BRANCHES

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