

## 38 SILVERBIRCH ROAD

Bangor BT19 6EU

- 3 Bedrooms
- Lounge
- Spacious Kitchen / Dining Area
- uPVC Double Glazing
- Oil Fired Heating System
- White Bathroom Suite
- Detached Garage
- No Onward Chain
- Generous Site

Energy Efficiency Rating		Current	Potential
<i>Very energy efficient - lower running costs</i>			
(92 plus)	A		
(81-91)	B		
(69-80)	C		
(55-68)	D		64
(39-54)	E	47	
(21-38)	F		
(1-20)	G		
<i>Not energy efficient - higher running costs</i>			
<b>Northern Ireland</b>		EU Directive 2002/91/EC	

**Offers Over £265,000**

# 38 Silverbirch Road

, Bangor, BT19 6EU



## ACCOMMODATION

uPVC double glazed entrance door into ....

## ENTRANCE PORCH

8 Pane glazed door into ....

## ENTRANCE HALL

Built-in cloaks cupboard and built-in hotpress with lagged copper cylinder and Willis type immersion heater.

## LOUNGE

17'9" x 15'6" (5.41m x 4.72m)  
Open fireplace with Baxi grate.

## BEDROOM 1

11'10" x 11'6" (3.61m x 3.51m)  
Built-in wardrobe.

## BEDROOM 2

12'9" x 8'9" (3.89m x 2.67m)

## BEDROOM 3

11'10" x 7'9" (3.61m x 2.36m)

## BATHROOM

White suite comprising: Panelled bath with corner shower and electric shower. Pedestal wash hand basin with mixer taps. W.C. Tiled walls. Ceramic tiled floor.

## KITCHEN/DINING AREA

16'11" x 12'9" narrowing to 9'4" (5.16m x 3.89m narrowing to 2.84m)  
Range of high and low level cupboards and drawers with roll

edge work surfaces incorporating unit display cabinets. Built-in Neff 4 ring hob and oven under. Extractor hood with integrated fan and light. 11/2 tub single drainer stainless steel sink unit with mixer taps. Plumbed for washing machine and dishwasher. Part tiled walls. Ceramic tiled floor. 10 Downlights.

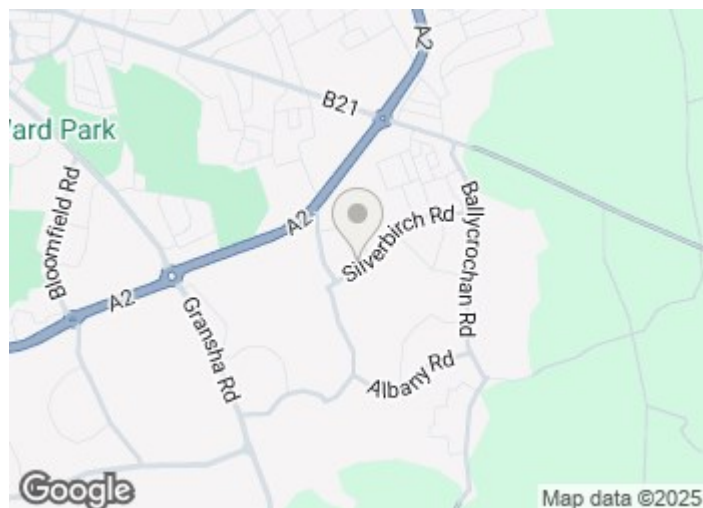
## OUTSIDE

## GARAGE

22'0" x 10'11" (6.71m x 3.33m)  
Up and over door. Light and power. Oil fired boiler.

## FRONT

## GARDEN



## Directions



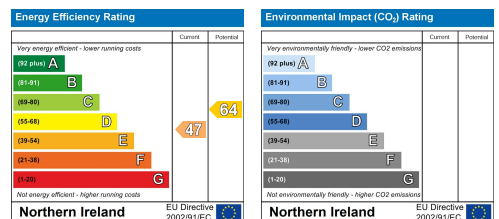
# Floor Plan

38 Silverbirch Road, BANGOR, BT19 6EU



Total Area: 88.5 m<sup>2</sup> ... 952 ft<sup>2</sup> (excluding garage)  
 All measurements are approximate and for display purposes only

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