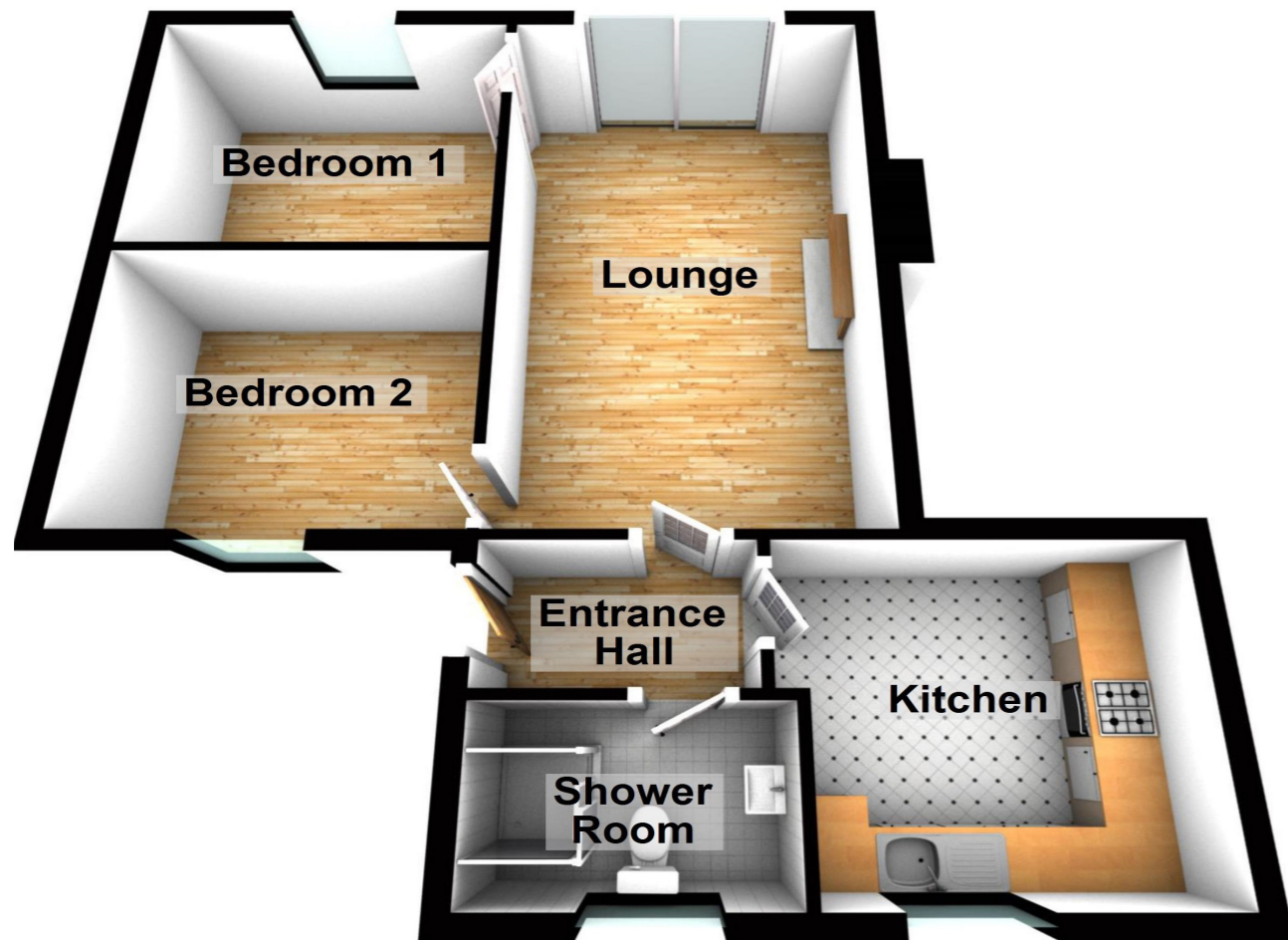


Independent

PROPERTY ESTATES



These particulars are given on the understanding that they will not be construed as part of a contract or lease. Whilst every care is taken in compiling the information, we give no guarantee as to the accuracy thereof and prospective purchasers are recommended to satisfy themselves regarding the particulars. We have not tested any heating or electrical systems

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PROPERTY ESTATES



FOR SALE

4 Sandeel Lane, Orlock
Offers Over - £199,950

Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C	71 C	71 C
55-68	D		
39-54	E		
21-38	F		
1-20	G		

- Stunning Mid-Terrace Bungalow
- Sought-After Coastal Location
- Close Proximity to Sandeel Bay
- Recently Extensively Modernised
- Recently Fitted Kitchen & Bathroom
- Two Bedrooms
- Spacious Lounge / Dining
- Oil Fired Central Heating
- uPVC Double Glazing
- Spacious Rear Lawn Garden

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Independent Property Estates are delighted to introduce to the Sales Market Number 4 Sandeel Lane, Orlock, Groomsport.

This attractive mid-terrace Bungalow has recently been extensively modernised to offer a beautiful home that is simply ready to move into and enjoy.

Sandel Lane is a secluded location in the highly sought-after Orlock area within close proximity to the picturesque North Down Coastline and the National Trust's Orlock Point walk.

Internally, benefitting from a recent extensive renovation, accommodation comprises of two double Bedrooms, a spacious Lounge with sliding doors to the rear Garden, a recently fitted modern Kitchen and a recently fitted modern Shower Room.

This Property benefits from Oil Fired Central Heating and uPVC Double Glazing throughout.

Externally, to the front of the Property a driveway provides off-road parking for multiple vehicles and to the rear there is a spacious enclosed garden primarily laid in lawn.

Comprises

Entrance Hall

PVC Door with double glazed panels leading into the Entrance Hall complete with Laminate Wooden Flooring.

Lounge (18' 9" x 10' 6")

Spacious rear aspect Reception Room complete with Laminate Wooden Flooring, a Fireplace and sliding doors to the Rear Garden.

Kitchen (10' 3" x 9' 9")

Recently fitted modern Kitchen with a range of high and low level 'Shaker' style units with complimentary Wood effect Laminate Worktops, an integrated Hob with Oven under and a Stainless-Steel Sink Unit. Plumbed for a Washing Machine and complete with Laminate Wooden Flooring.

Bedroom One (10' 7" x 9' 1")

Rear aspect double Bedroom with views over the Rear Garden and complete with Laminate Wooden Flooring.

Bedroom Two (10' 7" x 9' 0")

Front aspect double Bedroom complete with Laminate Wooden Flooring.

Shower Room (7' 9" x 5' 2")

Modern styled Shower Room with a white three-piece suite comprising a Push Button W.C., a Wash Hand Basin with cupboard storage under and a tiled walk in Shower Enclosure. Complete with Laminate Wooden Flooring.

Outside

Front

Loose stone off-road parking area with space for multiple vehicles.

Rear

Spacious enclosed garden primarily laid in lawn.

