

18 Hazelbrook Avenue, Bangor,  
County Down, BT20 3HZ

**Asking Price: £125,000**

 **Reeds Rains**

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EPC Rating: D

### Description

Well presented throughout this attractive end terrace property has the feel of a brand new tunkey property, and will leave the buyers with nothing to do but move in and enjoy. The accommodation comprises of a lounge and modern high gloss fitted kitchen on the ground floor and 3 bedrooms and modern white shower room on the first floor. The property is fully double glazed and benefits from gas fired heating. Externally there is a rear garden area in lawns ideal for entertaining. Located 5 minutes walk from Bangor centre this property is also well served by local shops and public transport links . All in all an excellent starter in a popular and convenient location.

### Entrance Hall

Composite double glazed front door, laminate wood flooring.

### Lounge

14'1" x 10'10" (4.3m x 3.3m)  
Laminate wood flooring.

### Kitchen

14' x 6'6" (4.27m x 1.98m)  
Single drainer stainless steel sink unit with mixer tap, range of high and low level white high gloss units, formica round edge work surfaces and splash back, built-in under oven and four ring ceramic hob unit, stainless steel extractor hood, plumbed for washing machine, housing for fridge/freezer, laminate wood flooring, recessed down lighting. Gas fired boiler and upvc double glazed door to rear.

### First Floor

#### Bedroom One

11'1" x 7'4" (3.38m x 2.24m)  
Laminate wood flooring.

#### Bedroom Two

9'8" x 8'2" (2.95m x 2.5m)  
Laminate wood flooring.

#### Bedroom Three

6'4" x 6'3" (1.93m x 1.9m)  
Laminate wood flooring.

### Shower Room

White suite comprising: pedestal wash hand basin with mixer tap and tiled splash back, fully tiled built in shower, cubicle with thermostatically controlled shower, low flush wc, laminate tiled flooring, recessed down lighting, extractor fan, heated towel radiator.

### Outside

Pebbled front garden bounded by hedging. Enclosed and fenced rear garden laid out in lawns. UPVC fascia boards, outside lighting. Right of way to rear for bins, etc.

### NB

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#### All Measurements

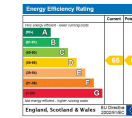
All Measurements are Approximate.

#### Laser Tape Clause

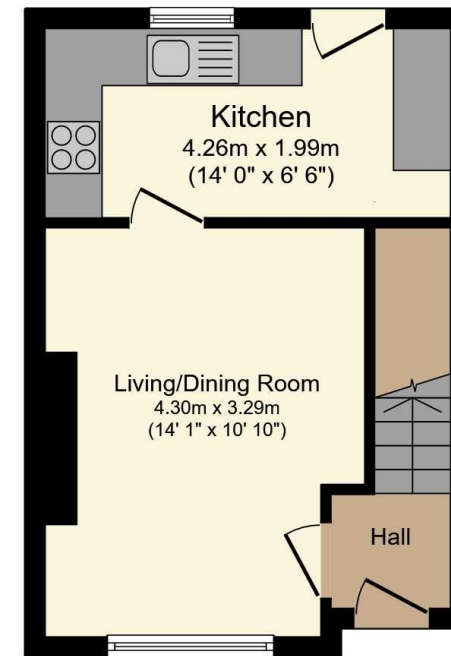
All measurements have been taken using a laser tape measure and therefore, may be subject to a small margin of error.

#### Floorplan Clause

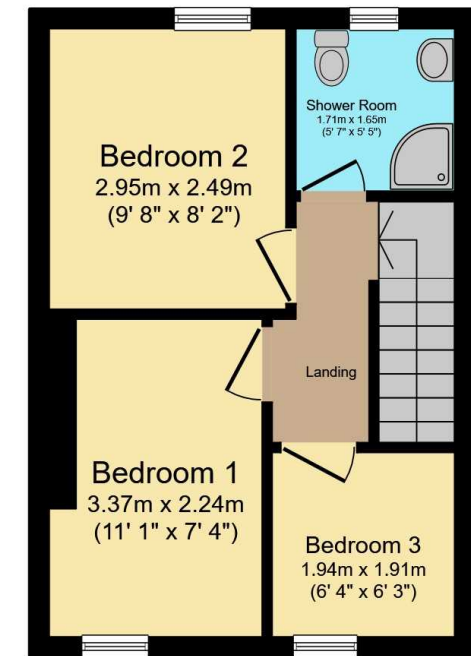
Measurements are approximate. Not to Scale. For illustrative purposes only.



For full EPC please contact the branch.



Ground Floor



First Floor

Total floor area 54.0 m<sup>2</sup> (582 sq.ft.) approx

This floor plan is for illustrative purposes only. It is not drawn to scale. Any measurements, floor areas (including any total floor area), openings and orientation are approximate. No details are guaranteed, they cannot be relied upon for any purpose and they do not form part of any agreement. No liability is taken for any error, omission or misstatement. A party must rely upon its own inspection(s).  
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