



19 Stratford Road, Bangor, County Down, BT19 6ZN

Asking Price: £185,000

 **Reeds Rains**

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EPC Rating: D

Description

Beautifully presented throughout this attractive semi detached villa will leave the lucky buyer with nothing to do but move in.

Located off Ashbury Avenue, close to both Ballymagee and Kilmaine Primary schools this home will appeal to both the first time mover and first time buyer alike. The property boasts a modern fitted kitchen and contemporary white bathroom suite as well as gas heating and full double glazing.

Externally the property has ample car parking space and there are gardens to the front and enclosed to the rear in Porcelain tiled patio and artificial lawn.

Early viewing is highly recommended.

Entrance Hall

uPVC double glazed front door, laminate wooden floor, under stairs storage.

Lounge / Dining

23' x 13'2" (7m x 4.01m)

Laminate wooden floor, feature wood burning stove with beam mantle, open plan to dining area with uPVC double glazed sliding patio door to rear garden.

Kitchen

11'5" x 8'10" (3.48m x 2.7m)

Belfast sink with mixer taps, excellent range of high and low level units with laminated work surfaces, built in double oven and 4 ring induction hob with built in extractor, LVT flooring, part tiled walls, integrated dishwasher, plumbed for washing machine, breakfast bar, uPVC double glazed door to rear garden.

First floor landing

Slingsby type ladder to roof space.

Roof Space

Partly floored, light, Gas boiler.

Bedroom 1

13'11" x 9'10" into bay (4.24m x 3m into bay)

Feature panelled walls.

Bedroom 2

13' x 8'8" (3.96m x 2.64m)

Bedroom 3

8' x 8' (2.44m x 2.44m)

Double built in robe.

Family Bathroom

Luxury white suite comprising: Panelled bath with mixer taps and telephone hand shower, fully tiled built in shower cubicle with thermostatically controlled shower, dual flush WC, vanity unit with mixer taps, heated towel rail, recessed spotlights.

Outside

Tarmac driveway to ample car parking space.

Gardens

Front garden in lawns.

Enclosed rear garden in low maintenance Porcelain tiled patio and artificial lawn. Garden shed, outside tap and light.

NB

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All Measurements

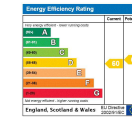
All Measurements are Approximate.

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

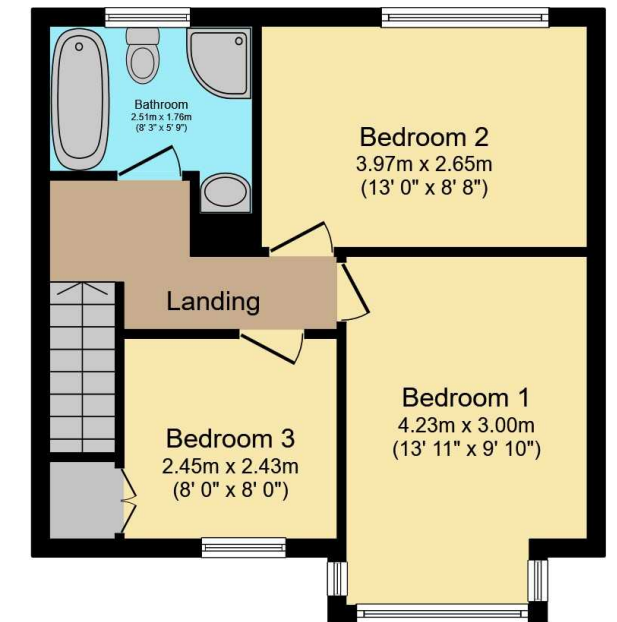
Measurements are approximate. Not to Scale. For illustrative purposes only.



For full EPC please contact the branch.



Ground Floor



First Floor

Total floor area 84.1 m² (906 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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