




## 15 OAKWOOD AVENUE

Bangor BT20 3LH

- End Terrace
- 3 Bedrooms
- 2 Reception Rooms
- Spacious Kitchen
- uPVC Double Glazing
- Phoenix Gas Heating System
- Attached Garage
- Handy Location
- No Onward Chain

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) <b>A</b>		
(81-91) <b>B</b>		
(69-80) <b>C</b>		
(55-68) <b>D</b>		
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
Not energy efficient - higher running costs		
<b>Northern Ireland</b>	66	72
EU Directive 2002/91/EC		

**Offers Over £134,950**

# 15 Oakwood Avenue

, Bangor, BT20 3LH



## ACCOMMODATION

Entrance door into ...

## ENTRANCE PORCH

uPVC double glazed entrance door into ...

## ENTRANCE HALL

## LOUNGE

11'5" into bay x 10'7" (3.48m into bay x 3.23m)

Open fireplace with tiled surround and hearth.

## DINING/FAMILY ROOM

11'3" x 10'5" (3.43m x 3.18m)

Open fireplace with tiled surround and hearth.

## KITCHEN

16'8" x 7'11" (5.08m x 2.41m)

Range of high and low level cupboards and drawers with roll edge work surfaces. Extractor hood with integrated fan and light. Single

drainer stainless steel sink unit with mixer taps. Plumbed for washing machine. Tiled walls. Ceramic tiled floor. Pine ceiling.

## STAIRS TO LANDING

## BEDROOM 1

14'5" x 8'10" (4.39m x 2.69m)

## BEDROOM 2

10'6" x 8'6" (3.20m x 2.59m)

## BEDROOM 3

7'11" x 7'2" (2.41m x 2.18m)

## BATHROOM

White suite comprising: Pine panelled bath with mixer tap and telephone shower attachment. Wash hand basin. W.C. Tiled walls. Pine ceiling.

## OUTSIDE

## ATTACHED GARAGE

18'2" x 9'5" (5.54m x 2.87m)

Electric roller door. Light and power. Gas boiler. W.C.

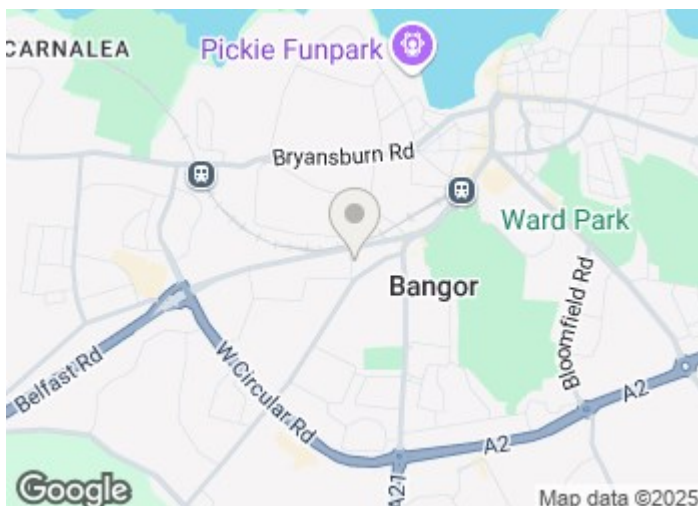
## FRONT

Garden in shrubs.

## REAR

Enclosed garden in pavestones.

Enclosed yard. Light and tap.



## Directions





Floor Plan

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