

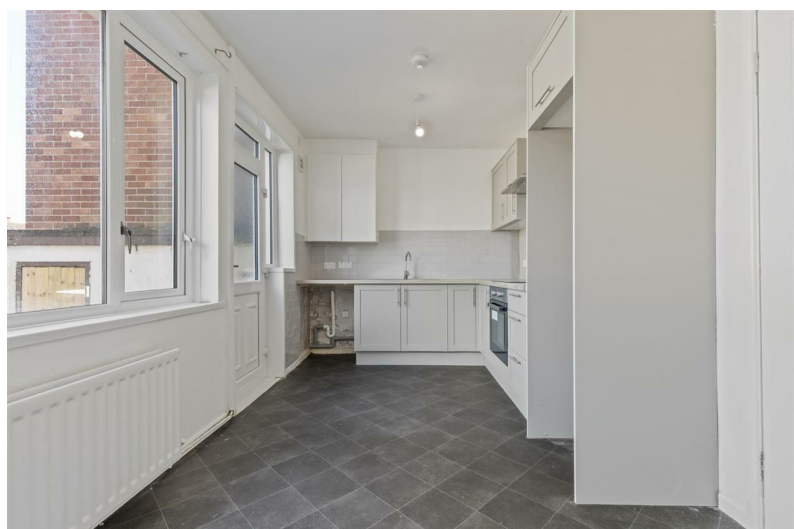


## 85 Lisnabreen Crescent, Bangor, BT20 4XE

- Refurbished Terrace Property
- Lounge
- Modern Fitted Kitchen
- Oil Heating; PVC Double Glazing
- Convenient Location
- Three Bedrooms
- Kitchen With Informal Dining Area
- Bathroom; White Suite
- Low Maintenance Gardens
- Ideal First Time Buy/Buy To Let

Offers Over £134,950

EPC Rating D



85 Lisnabreen Crescent, Bangor, BT20 4XE



## PROPERTY DESCRIPTION

### ACCOMMODATION

#### ENTRANCE HALL

PVC double glazed front door with matching side screen and fanlight over. Wood laminate floor covering. Stairwell to first floor.

#### LOUNGE 15'3" x 12'7" (wps)

Picture window to front elevation. Wood laminate floor covering.



## **KITCHEN THROUGH DINING ROOM 16'1" x 8'5"**

Modern fitted kitchen with range of high and low level storage units with contrasting wood block effect melamine worktop. Stainless steel sink unit with draining bay. Integrated touch screen ceramic hob with stainless steel extractor hood over. Integrated oven. Space for fridge freezer. Plumbed and space for washing machine. Splashback tiling to walls. Access to under stairs store. PVC double glazed door leading to rear garden.

## **FIRST FLOOR**

### **LANDING**

Access to partially floored roof space via slingsby style ladder.

### **BEDROOM 1 14'6" x 8'10"**

Wood laminate floor covering.

### **BEDROOM 2 9'4" x 8'10"**

Wood laminate floor covering.

### **BEDROOM 3 11'4" x 6'10" (wps)**

Access to shelved hot press and built in store.

### **BATHROOM**

White, three piece suite comprising panelled bath, pedestal wash hand basin and WC. Electric shower and glass shower screen over bath. Part tiling to walls.

### **EXTERNAL**

Front garden finished in lawn.

PVS soffits, fascia and rainwater goods.

Fully enclosed, low maintenance, paved rear garden.

Garden store.

Boiler house with oil fired central heating boiler.

PVC oil storage tank.

External lighting.

## **IMPORTANT NOTE TO ALL POTENTIAL PURCHASERS**

Every care has been taken with the preparation of these particulars, but complete accuracy cannot be guaranteed. If there is any point, which is of particular importance to you, please obtain professional confirmation. Alternatively, we will be pleased to check the information for you. All measurements quoted are approximate. The Fixtures, Fittings & Appliances have not been tested and therefore no guarantee can be given that they are in working order.





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Photographs are reproduced for general information and it cannot be inferred that any item shown is included in the sale.

**Recently refurbished, three bedroom, mid terrace property, situated within the popular and conveniently positioned Lisnabreen Crescent, South Circular Road, Bangor.**

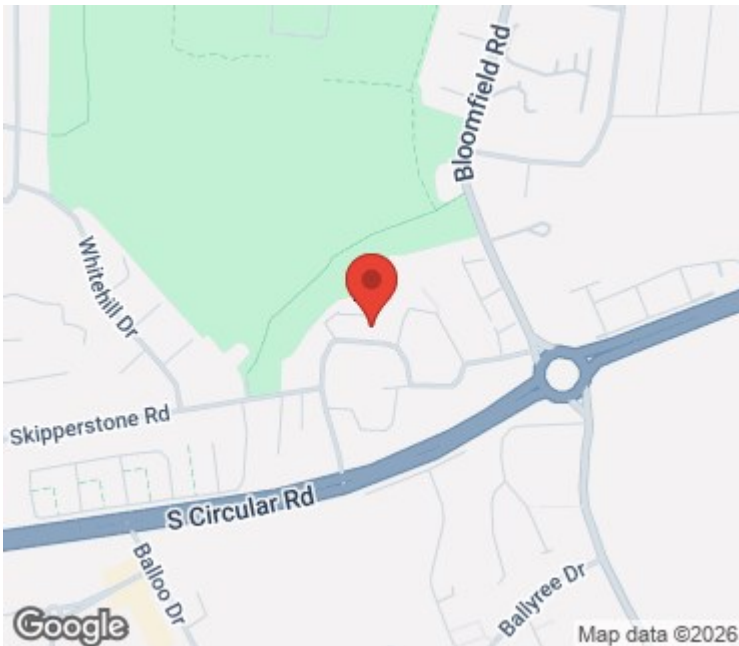
**The property comprises entrance hall, lounge, kitchen with informal dining area, modern fitted kitchen, three bedrooms, and bathroom, with white, three piece suite.**

**Externally, the property enjoys low maintenance gardens front and rear.**

**Other attributes include oil heating and PVC double glazing.**

**Ideal first time buy / buy to let investment alike.**

**Early viewing highly recommended.**



Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) <b>A</b>		
(81-91) <b>B</b>		<b>83</b>
(69-80) <b>C</b>		
(55-68) <b>D</b>	<b>58</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>	EU Directive 2002/91/EC	

Agents Note: Whilst every care has been taken to prepare these sales particulars, they are for guidance purposes only. All measurements are approximate and for general guidance purposes only and whilst every care has been taken to ensure their accuracy, they should not be relied upon and potential buyers are advised to recheck the measurements

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