



10 IRVINE CRESCENT

Bangor BT19 7XS

Offers Around

£249,950



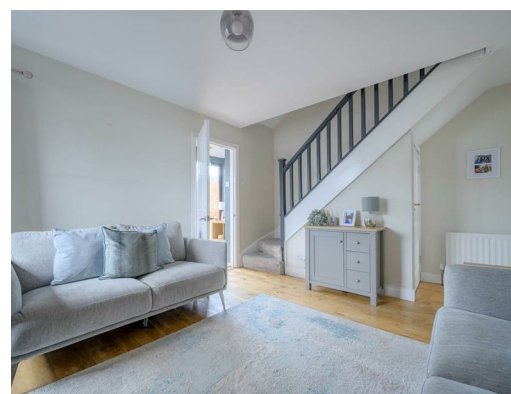
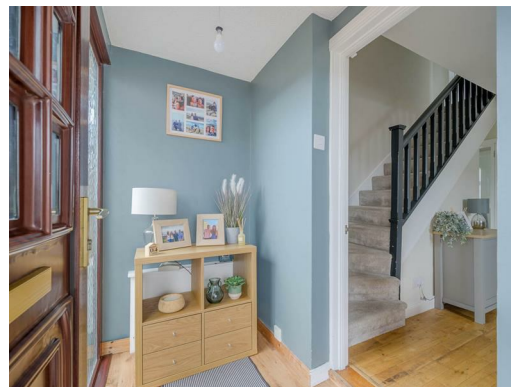
DETACHED

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Tucked away within a cul-de-sac within this popular residential area here is an ideal opportunity to purchase a fantastic detached family home with flexible and adaptable accommodation. The ground floor comprises living room with solid oak wooden floor and attractive oak fireplace, which has potential for an open fire or stove subject to necessary approvals.

KEY FEATURES

- Fantastic Detached Home
- Cul-de-Sac Position Within Popular Residential Area
- Versatile and Flexible Accommodation
- Living Room with Solid Oak Floor
- Family Room with Double Glazed French Doors onto the Rear Garden
- Fitted Kitchen
- Four Well Proportioned Bedrooms
- Ground Floor Shower Room with Three Piece Suite
- Phoenix Gas Heating
- uPVC Double Glazed Windows
- Front Garden in Lawns
- Tarmac Driveway with Parking
- Outstanding Fully Enclosed Rear Garden with Lawns and Westerly Aspect
- Rear Garden is an Ideal Space for Children at Play



ROOM DETAILS

ENTRANCE

*Enclosed Entrance
Porch*

Living Room
12'10x12'1

Inner Hallway

Kitchen
9'1x8'7

Family Room
12'4x11'8

*Dining Room or
Fourth Bedroom*
12'4x8'5

Shower Room

*STAIRS TO FIRST
FLOOR*

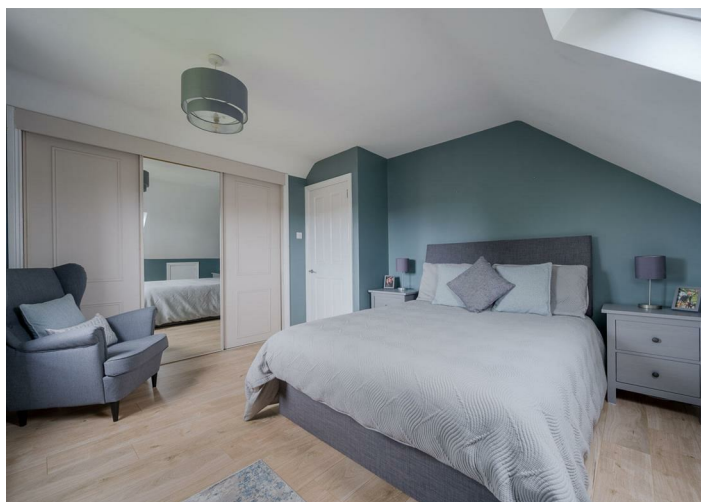
Landing

Bedroom One
13'11x11'10

Bedroom Two
12'x8'5

Bedroom Three
9'x8'5

OUTSIDE



DIRECTIONS

Travelling along the Gransha Road in the direction of Bangor Turn right onto Bexley Road. Then take the second on the right into Irvine Park then first on the right into Irvine Crescent.



THE LOCAL AREA

Bangor is a beautiful seaside town located just over 13 miles from Belfast. Bangor offers a wide variety of property with something to suit all.

Bangor Marina is one of the largest in Ireland and attracts plenty of visitors when the sun shows its face. Tourism is a big factor in this part of the world.



Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus)	A		
(81-91)	B		
(69-80)	C	74	75
(55-68)	D		
(39-54)	E		
(21-38)	F		
(1-20)	G		
Not energy efficient - higher running costs			
Northern Ireland		EU Directive 2002/91/EC	

OUR BRANCHES

B' FAST (028) 9065 3333 H'WOOD (028) 9042 8888 BANGOR (028) 9131 3833 D'DEE (028) 9188 8881 COMBER (028) 9187 1212

property@johnminnis.co.uk JOHNMINNIS.CO.UK



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