

ULSTER PROPERTY SALES

UPS

RENTALS - BANGOR

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NETWORK STRENGTH - LOCAL KNOWLEDGE



**4 CHIPPENDALE AVENUE, BANGOR, BT20
4PW**

£1,350 PER MONTH

An excellent, semi-detached property benefitting from a double storey extension to rear, in a convenient location residential area just off the High Donaghadee Road and within walking distance of the popular Ballyholme village and its many local amenities.

The accommodation comprises of a bright, spacious entrance hall with Parquet flooring, lounge with attractive hole-in-wall fireplace with wood burning stove, and Parquet flooring with archway to luxury new kitchen. The kitchen comprises of attractive range of units with quartz worktop and built-in appliances to include oven, ceramic hob and integrated fridge/freezer. Large feature breakfast island with integrated dishwasher, built-in wine fridge and built-in bin drawer. Furthermore, sliding patio doors to rear garden and archway to dining room with ceramic tiled flooring.

The first floor offers three well proportioned bedrooms and extended modern white bathroom suite with panelled bath, separate walk-in shower cubicle with power shower, and separate WC. Other benefits include oil fired central heating, uPVC double glazed windows and attached garage with washing machine.

A fantastic family home with front garden comprising of lawn and tarmac driveway. Enclosed West facing rear garden with good size lawn, patio, and boundary hedge. Located within the outskirts of Ballyholme, this property is convenient to schools, shops and bus routes, ideal for a variety of tenants including professionals and families. Apply online now to avoid disappointment.

We will be holding a block viewing on Wednesday 15th March 3.45-4.45pm. Please contact our Bangor branch on 02891 271185 to book a viewing slot.



Key Features

- Semi-Detached Extended Property
- Three Well Proportioned Bedrooms
- Luxury Kitchen With Breakfast Island
- Sliding Patio Doors To Large Garden
- Bathroom With Bath & Separate Shower
- Oil Fired Central Heating System
- Attached Garage With Washing Machine
- Convenient Location Close To Local Amenities



Accommodation Comprises

Entrance Hall

Parquet flooring.

Lounge

15'5 x 12'0

Attractive hole in wall fireplace with wood burning stove and slate tiled hearth. Parquet flooring and recessed spotlights. Archway to:

Kitchen

18'5 x 12'8

Luxury range of high and low level units with quartz work surfaces, built in oven, ceramic hob, integrated fridge freezer and quartz splashback. Large breakfast island with quartz work surface, inset grey composite sink unit with mixer tap, integrated dishwasher, integrated bins and built in wine fridge, cupboard under stairs. Ceramic tiled flooring, recessed spotlighting. Sliding patio doors to garden. Archway to:

Dining Room

7'6 x 5'8

Ceramic tiled flooring.

First Floor

Landing

Hotpress. Recessed spotlighting.

Bedroom 1

15'5 x 10'1

Mock hole in wall fireplace.

Bedroom 2

12'9 x 10'1

Bedroom 3

9'9 x 8'2

Bathroom

Modern white suite comprising panelled bath with mixer tap, tiled splashback, walk-in shower cubicle with power shower, tiled walls, sliding shower doors and vanity unit with mixer tap, tiled splash back.

Separate WC

Low flush WC.

Outside

Front garden with lawn, flowerbeds and tarmac driveway. Enclosed West facing garden with good size lawn, patio, flower beds and boundary hedge. Boiler house with oil fired boiler, outside hot and cold tap.

Attached Garage

17'3 x 10'1

Range of units, light and power, washing washing, dryer. Up and over door.







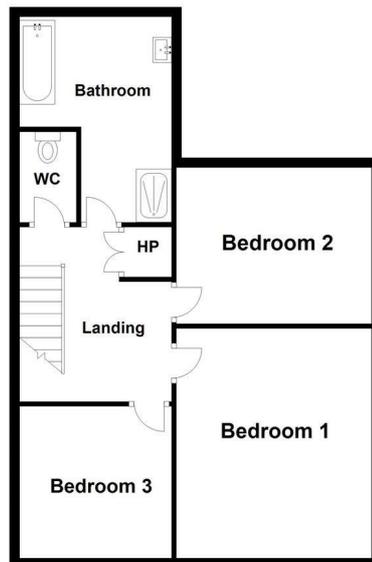




Ground Floor



First Floor



Whilst every attempt has been made to ensure the accuracy of the floor plan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.
Plan produced using PlanUP.

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus)	A		
(81-91)	B		
(69-80)	C		
(55-68)	D		
(39-54)	E	55	63
(21-38)	F		
(1-20)	G		
Not energy efficient - higher running costs			
Northern Ireland		EU Directive 2002/91/EC	

Questions you may have. **Which mortgage would suit me best?**

How much deposit will I need? What are my monthly repayments going to be?

To answer these and other mortgage related questions contact our mortgage advisor on 028 9070 1000.

Your home may be repossessed if you do not keep up repayments on your mortgage.

We DO NOT charge for initial mortgage consultations. We may charge a fee on completion depending on circumstances. Our typical fee is £250, however, please confirm with Mortgage Consultant at time of appointment.

Please note that we have not tested the services or systems in this property. Purchasers should make/commission their own inspections if they feel it is necessary.

As part of our legal obligations under The Money Laundering, Terrorist Financing and Transfer of Funds (Information on the Payer) Regulations 2017, we are required to verify the identity of both the vendor and purchaser in every property transaction.

To meet these requirements, all estate agents must carry out Customer Due Diligence checks on every party involved in the sale or purchase of a property in the UK.

We outsource these checks to a trusted third-party provider. A charge of £20 + VAT per person will apply to cover this service.

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