

## 24 BEECHWOOD AVENUE

Bangor BT20 3JA

- 3 Bedrooms
- Lounge
- Grey Kitchen
- Part uPVC Double Glazing
- Ground Floor Bathroom
- Oil Fired Heating System
- Large Detached Garage
- Handy Location
- Immediate Possession

Energy Efficiency Rating		Current	Potential
<i>Very energy efficient - lower running costs</i>			
(92 plus)	A		
(81-91)	B		
(69-80)	C		
(55-68)	D		53
(39-54)	E	27	
(21-38)	F		
(1-20)	G		
<i>Not energy efficient - higher running costs</i>			
<b>Northern Ireland</b>		EU Directive 2002/91/EC	

**Offers Around £114,950**

# 24 Beechwood Avenue

, Bangor, BT20 3JA



## ENTRANCE PORCH

12 Pane half glazed door.

## ACCOMMODATION

uPVC double glazed entrance door into ...

## KITCHEN

14'7" x 7'9" (4.45m x 2.36m)

High and low level cupboards and drawers with roll edge work surfaces incorporating unit display cabinets. Single drainer stainless steel sink unit with mixer taps. Plumbed for washing machine. Part tiled walls. Laminated tiled effect flooring. Built-in hotpress with insulated copper cylinder and Willis type immersion heater.

## LOUNGE

13'1" x 11'6" (3.99m x 3.51m)

Open fireplace with tiled surround and hearth. Understairs storage cupboard. Laminated wood floor.

## INNER HALL

Built-in storage cupboard.

## BATHROOM

White suite comprising: Panelled bath. Corner shower with Triton electric shower. Vanity unit with inset wash hand basin. W.C. Part tiled walls. Built-in extractor fan.

## STAIRS TO LANDING

## BEDROOM 2

9'32 x 7'4" (2.74m x 2.24m)  
Laminated wood floor.

## BEDROOM 1

11'6" x 9'2" (3.51m x 2.79m)

Built-in wardrobe. Laminated wood floor.

## OUTSIDE

## BEDROOM 3

7'0" x 7'10" at widest (2.13m x 2.39m at widest )

Laminated wood floor.

## DETACHED GARAGE

22'5" x 11'10" (6.83m x 3.61m)  
Roller door. Light and power.

## FRONT

Garden in lawn.

## REAR

Yard. PVC oil tank. Boiler house.



## Directions



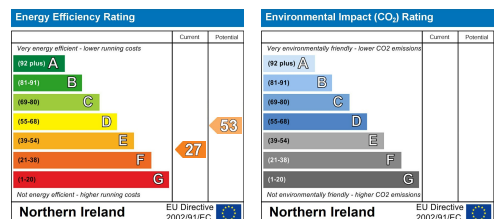
# Floor Plan

24 Beechwood Avenue, BANGOR, BT20 3JA



Total Area: 59.2 m<sup>2</sup> ... 638 ft<sup>2</sup> (excluding garage)  
 All measurements are approximate and for display purposes only

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