

44 ALBERT STREET

Bangor BT20 5EF

- 4 Bedrooms
- 2 Reception Rooms
- uPVC Double Glazing
- Phoenix Gas Heating System
- Kitchen
- White Shower Room Suite
- Central Location
- No Onward Chain

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus)	A		
(81-91)	B		
(69-80)	C		
(55-68)	D	67	74
(39-54)	E		
(21-38)	F		
(1-20)	G		
Not energy efficient - higher running costs			
Northern Ireland		EU Directive 2002/91/EC	

Offers Over £115,000

44 Albert Street

, Bangor, BT20 5EF



ACCOMMODATION

uPVC double glazed entrance door into ...

ENTRANCE PORCH

15 Pane glazed door into ...

ENTRANCE HALL

Laminated wood floor.

FAMILY ROOM

10'0" x 9'8" (3.05m x 2.95m)

Open fireplace with tiled surround and hearth. Laminated wood floor.

LOUNGE

11'4" x 10'0" (3.45m x 3.05m)

Open fireplace with brick surround and tiled hearth. Laminated wood floor.

KITCHEN

10'11" x 7'1" (3.33m x 2.16m)

Range of red painted 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. Part tiled walls. Ceramic tiled floor.

STAIRS TO LANDING

SHOWER ROOM

Comprising: Corner shower with Triton electric shower. Pedestal wash hand basin. W.C. Tiled walls. Ceramic tiled floor. Built-in storage cupboard.

BEDROOM 1

13'7" x 11'4" (4.14m x 3.45m)

BEDROOM 2

9'8" x 8'0" (2.95m x 2.44m)

FIXED STAIRCASE TO LANDING

BEDROOM 3

13'7" x 9'5" at widest pt (4.14m x 2.87m at widest pt)

Double glazed Velux window.

BEDROOM 4

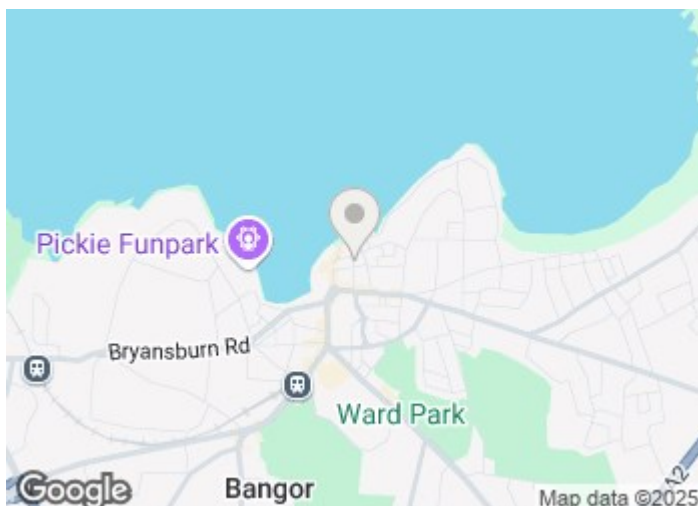
11'1" x 7'10" (3.38m x 2.39m)

Double glazed Velux window.

OUTSIDE

REAR YARD

Light. Garden in paving with shrubs.

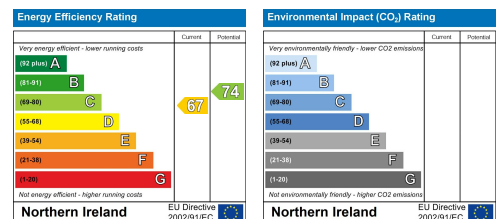


Directions



Floor Plan

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