



16 OSBORNE DRIVE

Bangor BT20 3DH

- Cottage Style Period Detached Chalet
- Veristatle 4 Bedrooms / 3 Reception Rooms
- Ground Floor Shower Room
- Well Appointed Kitchen / Utility
- uPVC Double Glazing
- Phoenix Gas Heating System
- Delightful Gardens & Paved Rear
- Detached Garage
- No Onward Chain
- Location Location Location

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		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
	66	76
Northern Ireland		EU Directive 2002/91/EC

Offers Over £395,000

16 Osborne Drive

, Bangor, BT20 3DH



ACCOMMODATION

ENTRANCE PORCH

Leaded stained glass glazed door with matching side panels.

ENTRANCE HALL

Cloak space.

LOUNGE

15'7" x 12'9" (4.75m x 3.89m)

DINING ROOM

15'8" x 12'8" (4.78m x 3.86m)

BEDROOM 1

15'5" x 11'3" (4.70m x 3.43m)

Range of built-in wardrobes. Laminated wood floor.

SHOWER ROOM

Comprising: Corner shower with Thermostatic shower, vanity unit with inset wash hand basin. W.C. Tiled walls.

FAMILY ROOM

14'0" into bay x 12'9" (4.27m into bay x 3.89m) 21'2" x 7'6" at widest pt (6.45m x 2.29m at widest pt)
Built-in storage cupboard shelving.

KITCHEN

23'0" x 8'11" (7.01m x 2.72m)

White range of high and low level cupboards and drawers with roll edge work surfaces incorporating unit display cabinets. Bosch built-in gas 4 ring hob and oven under.

Extractor canopy with integrated fan and light. Integrated fridge/freezer and dishwasher. Part tiled walls. Franke 1 1/2 tub single drainer stainless steel sink unit with mixer taps. Ceramic tiled floor.

UTILITY AREA

14'4" x 3'7" (4.37m x 1.09m)

Plumbed for washing machine. Ceramic tiled floor.

STAIRS TO FIRST FLOOR

BEDROOM 2

16'2" x 9'5" (4.93m x 2.87m)

BEDROOM 3

21'2" x 7'6" at widest pt (6.45m x 2.29m at widest pt)

BEDROOM 4

14'7" x 9'2" (4.45m x 2.79m)

Wash hand basin and W.C. Access to eaves. Storage. Double glazed Velux window.

OUTSIDE

DOUBLE GARAGE

19'9" x 17'10" (6.02m x 5.44m)

Twin up and over doors. Light and power.

CAR PORT

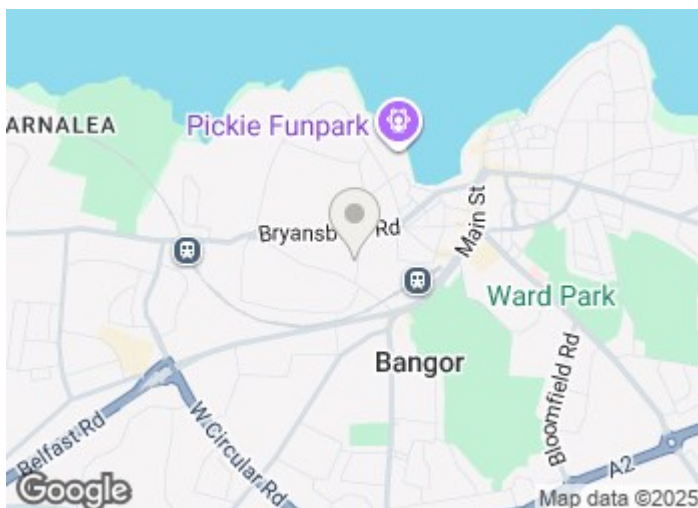
Outside power.

FRONT & SIDE

Garden in lawn with trees and shrubs.

REAR

Paved patio. Sensor light.



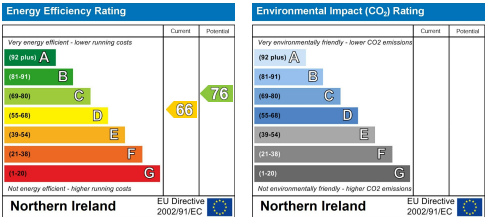
Directions



Floor Plan



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