



## 37 HAZELBROOK AVENUE

Bangor BT20 3HZ

- 2 Bedrooms
- Spacious Lounge
- Downstairs Bathroom
- upvc Double Glazing
- Phoenix Gas Heating System
- Low Outgoings
- Handy Location
- No Onward Chain

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

**Offers Over £110,000**

# 37 Hazelbrook Avenue

, Bangor, BT20 3HZ



## ACCOMMODATION

Half opaque uPVC glazed door into ...

## LOUNGE

13'11" x 10'2" (4.24m x 3.10m)

Open fireplace with reclaimed red brick surround and tiled hearth. Telephone point.

Feature reclaimed red brick wall with double doors into ...

## KITCHEN/DINING

13'11" x 9'5" (4.24m x 2.87m)

Range of 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. Part tiled walls. Plumbed for washing machine. Breakfast bar. Ceramic tiled floor. 4 Low voltage downlights.

## INNER HALL

## BATHROOM

White suite comprising: Panelled bath with mixer tap and Thermostatic shower over. Pedestal wash hand basin. W.C. Tiled walls. Ceramic tiled floor.

## STAIRS TO LANDING

## BEDROOM 1

13'11" x 10'2" (4.24m x 3.10m)

## BEDROOM 2

9'4" x 7'0" (2.84m x 2.13m)

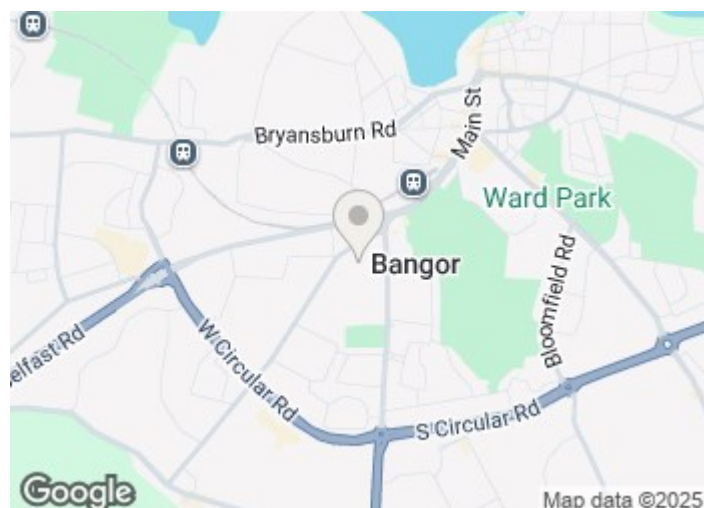
## OUTSIDE

## FRONT

Garden in lawn.

## REAR

Yard. Garden in decking. Light and tap.



## Directions



Floor Plan

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