

ULSTER PROPERTY SALES

UPS

BANGOR BRANCH

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NETWORK STRENGTH - LOCAL KNOWLEDGE



69 SILVERBIRCH ROAD, BANGOR, BT19 6EU

OFFERS OVER £305,000

This is the type of home you could see as a long term ownership, somewhere to raise a family, as the space and comfort afforded by this detached house should well meet the needs of even the most demanding family for some years to come. The added advantage of the local infrastructure that affords schools, church facilities and shopping within acceptable distances adds to the property's overall appeal and helps to support the local community. If home by nature, to you, means comfort and contentment, then a viewing of this particular property may well not disappoint.



Key Features

- 4 Bedrooms (Ensuite)
- uPVC Double Glazing
- Newly Fitted Kitchen
- First Floor Shower Room
- Solar Panels
- 3 Reception Rooms
- Oil Fired Heating System
- Ground Floor Bathroom
- Detached Garage
- Corner Site



ACCOMMODATION

Composite entrance door with double glazed side panels into

ENTRANCE HALL

Built-in cloaks cupboard. Built-in understairs storage cupboard. Laminated wood floor.

DINING ROOM

10'4" x 8'9"

Laminated wood floor.

LOUNGE

21'7" x 13'8"

Open fireplace with marble surround and hearth.

BEDROOM 3

11'1" x 10'6"

Laminated wood floor. 5 Downlights.

FAMILY ROOM

12'0" x 9'9"

Laminated wood floor. Dimmer.

BEDROOM 4

9'4" x 8'8"

Laminated wood floor. Dimmer.

BATHROOM

White suite comprising: Bath with mixer tap and telephone shower attachment. Pedestal wash hand basin. W.C. Tiled walls. Ceramic tiled floor. 3 Downlights.

KITCHEN

12'6" x 10'3"

Range of Regiment colour high and low level cupboards and drawers with Quartz work surfaces. Built-in Hoover 5 ring gas hob and Candy oven. Extractor hood with integrated fan and light. Integrated fridge/freezer and dishwasher. Franke 1 1/2 tub single drainer sink unit with mixer taps. Laminated wood floor. 6 Downlights. Anthracite radiator.

REAR PORCH

Oil fired boiler.

STAIRS TO LANDING

Built-in storage cupboard. Access to eaves. Double glazed Velux window.

BEDROOM 1

13'2" x 10'6"

DRESSING ROOM

Access to eaves. Double glazed Velux window. 4 Downlights.

ENSUITE

Comprising: Corner shower with Mira Sport electric shower. Pedestal wash hand basin with mixer taps. W.C. Shaver point. PVC ceiling with 4 downlights. Double glazed Velux window. Built-in extractor fan.

BEDROOM 2

13'3" x 11'10"

SHOWER ROOM

Comprising: Walk-in shower with Mira Sport electric shower unit. Pedestal wash hand basin with mixer taps. W.C. Built-in storage cupboard.

OUTSIDE

DETACHED GARAGE

21'11" x 10'1"

Up and over door. Light and power.

FRONT & SIDE

Garden in lawn.

REAR

Enclosed garden in pavestones. Light/tap. PVC oil tank.











Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D	61	72
(39-54) E		
(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 9127 1185.

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.

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