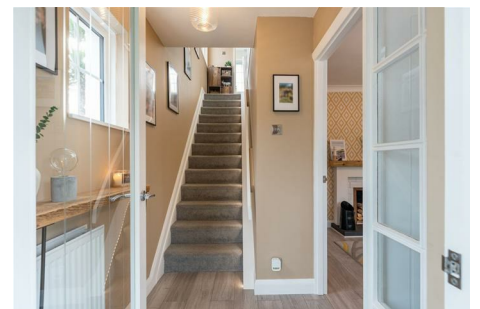
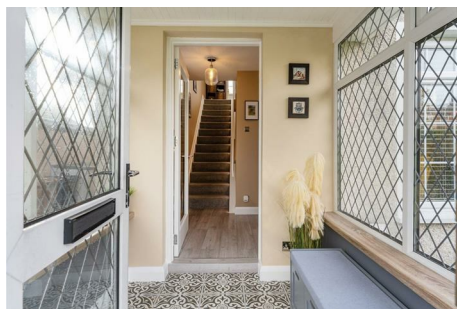




58 CRANLEY ROAD

Bangor BT19 7HE

- 3 Bedrooms
- Spacious Lounge
- Kitchen / Dining Area
- uPVC Double Glazing
- Phoenix Gas Heating System
- Newly Fitted Shower Room
- Handy Downstairs Wash Room
- Well Presented Throughout
- Handy 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		
Northern Ireland		
	EU Directive 2002/91/EC	

Offers Over £195,000

58 Cranley Road

, Bangor, BT19 7HE



ACCOMMODATION

Leaded uPVC double glazed entrance door. Tiled floor.

ENTRANCE PORCH

12 Pane half glazed door into ...

ENTRANCE HALL

Laminated wood floor.

LOUNGE

14'2" x 12'8" (4.32m x 3.86m)

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

KITCHEN

17'8" x 11'6" narrowing to 8'5" (5.38m x 3.51m narrowing to 2.57m)

Range of grey high and low level cupboards and drawers with roll

edge work surfaces. Built-in gas hob

and double oven. Stainless steel extractor hood with integrated fan and light. Integrated fridge/freezer and dishwasher. Single drainer sink unit with mixer tap. Plumbed for washing machine. Part tiled walls.

Part tiled floor. Part solid pine wood floor. uPVC double glazed French doors to rear.

WASH ROOM

Comprising: Wash hand basin. W.C. Tiled floor.

STAIRS TO LANDING

BEDROOM 1

10'10" x 10'1" (3.30m x 3.07m)

Built-in wardrobe with mirrored doors. Laminated wood floor.

BEDROOM 2

10'10" x 10'1" (3.30m x 3.07m)

Laminated wood floor.

BEDROOM 3

7'10" x 7'3" (2.39m x 2.21m)

Laminated wood floor.

BATHROOM

Walk-in shower with thermostatic shower and drencher. Vanity unit with inset wash hand basin and mixer taps. W.C. Ceramic tiled floor.

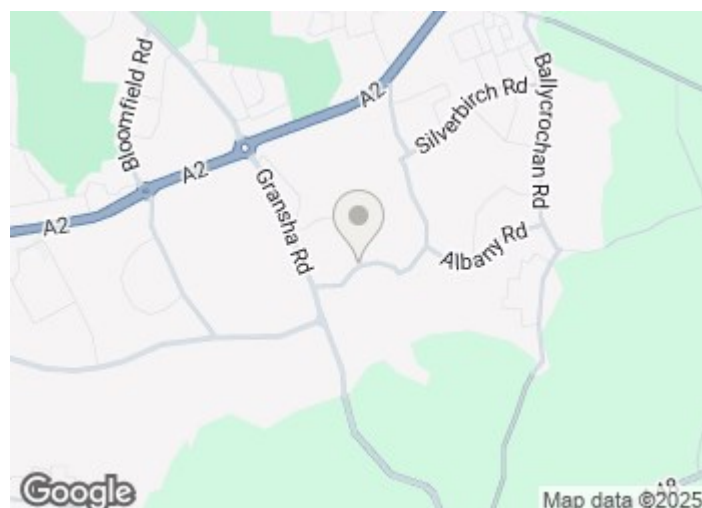
OUTSIDE

FRONT

Garden in lawn with shrubs.

REAR

Enclosed garden in lawn with shrubs. Light. Tap.



Directions



Floor Plan

These particulars, whilst believed to be accurate are set out as a general outline only for guidance and do not constitute any part of an offer or contract. Intending purchasers should not rely on them as statements of representation of fact, but must satisfy themselves by inspection or otherwise as to their accuracy. No person in this firms employment has the authority to make or give any representation or warranty in respect of the property.

