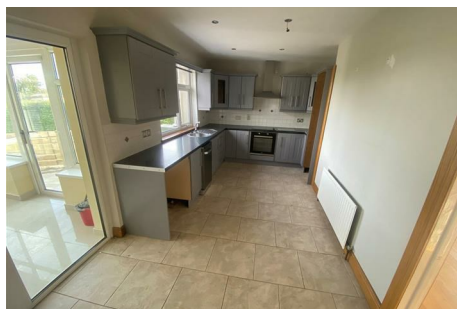




12 HENDERSON AVENUE

Conlig Bangor BT23 7PW

- End Terrace
- 3 Bedrooms
- Lounge & Conservatory
- Kitchen / Dining Area
- uPVC Double Glazing
- Oil Fired Central Heating System
- White Shower Room
- Large Double Garage

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 £130,000

12 Henderson Avenue

Conlig, Bangor, BT23 7PW



ACCOMMODATION

uPVC double glazed entrance door into ...

ENTRANCE HALL

Ceramic tiled floor.

LOUNGE

15'11" x 10'3" widening to 12'6" into bay (4.85m x 3.12m widening to 3.81m into bay)

Open fireplace with raised granite hearth. Solid oak wood floor.

KITCHEN/DINING AREA

19'1" x 8'4" (5.82m x 2.54m)

Range of hand painted high and low level cupboards and drawers with roll edge work surfaces incorporating unit display cabinets. Built-in Baumatic 4 ring hob and Beko oven under. Extractor canopy with integrated fan and light.

Single drainer stainless steel sink unit with mixer taps. Plumbed for dishwasher. Part tiled walls. Ceramic tiled floor. 7 Downlights. Understairs storage cupboard.

CONSERVATORY

10'11" x 7'6" (3.33m x 2.29m)

Ceramic tiled floor.

STAIRS TO LANDING

BEDROOM 1

12'9" x 8'6" (3.89m x 2.59m)

Built-in hotpress with insulated copper cylinder and Willis type immersion heater.

BEDROOM 2

10'4" x 9'3" (3.15m x 2.82m)

Built-in wardrobe.

BEDROOM 3

9'7" at widest pt x 7'3" (2.92m at widest pt x 2.21m)

Laminated wood floor.

SHOWER ROOM

Comprising: Corner shower with Aqualisa thermostatic shower over. Pedestal wash hand basin. W.C. Tiled walls. Ceramic tiled floor. Chrome heated towel rail.

OUTSIDE

GARAGE

22'11" x 18'10" (6.99m x 5.74m)

Roller door. Light and power.

FRONT

Garden in lawn.

REAR

Enclosed garden in stones. Tap. Boiler house. PVC oil tank.



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.

