



ULSTER PROPERTY SALES

UPS

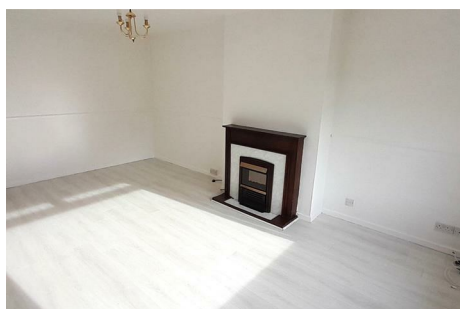
BANGOR BRANCH

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BT20 4AG

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NETWORK STRENGTH - LOCAL KNOWLEDGE



20 SHARMAN RISE

Bangor BT19 1TG

- Location, Location, Location
- Bangor West Semi Detached Chalet Bungalow
- Lounge . Seperate Dining Area
- 3 Bedrooms (1 Ground Floor)
- White Ground Floor Bathroom
- Serviceable Kitchen
- Oil Fired Central Heating & Double Glazing
- Detached Garage & Gardens to Front & Rear

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 £199,950

20 Sharman Rise

, Bangor, BT19 1TG



ACCOMMODATION

Open porch with paved steps. uPVC double glazed entrance door.

ENTRANCE HALL

Wooden laminate floor. Single panel radiator.

LOUNGE

17'10" max x 11'10" max (5.44m max x 3.61m max)

Mock fireplace. White double glazed windows.

DINING AREA

11'6" max x 10'6" max (3.51m max x 3.20m max)

White double glazed windows. Single panel radiator. Wooden laminate flooring. Access via staircase to first floor.

BEDROOM 1

13'0" x 11'10" (3.96m x 3.61m)

Wooden laminate flooring. Double panel radiator. White uPVC double glazed window.

KITCHEN

11'5" max x 8'7" max (3.48m max x 2.62m max)

Range of high and low level units with roll edge work surfaces incorporating unit display cabinets. Single drainer sink unit with mixer taps. Integrated 4 ring gas hob and electric oven and extractor fan. Part tiled walls. Panelled ceiling with downlights. Single panel radiator. Wooden laminate flooring. White uPVC double glazed windows and rear door.

FIRST FLOOR

Built-in hotpress with lagged copper cylinder. Immersion heater.

BEDROOM 2

14'11" max x 12'0" max (4.55m max x 3.66m max)

2 Double glazed Velux style windows. Single panel radiator. Wooden laminate flooring. Access to eaves.

BEDROOM 3

14'11" max x 7'11" max (4.55m max x 2.41m max)

Built-in cupboard. Wooden laminate flooring. Single panel radiator. Countryside glimpses. Access to eaves.

OUTSIDE

DETACHED GARAGE

21'6" max x 10'0" max (6.55m max x 3.05m max)

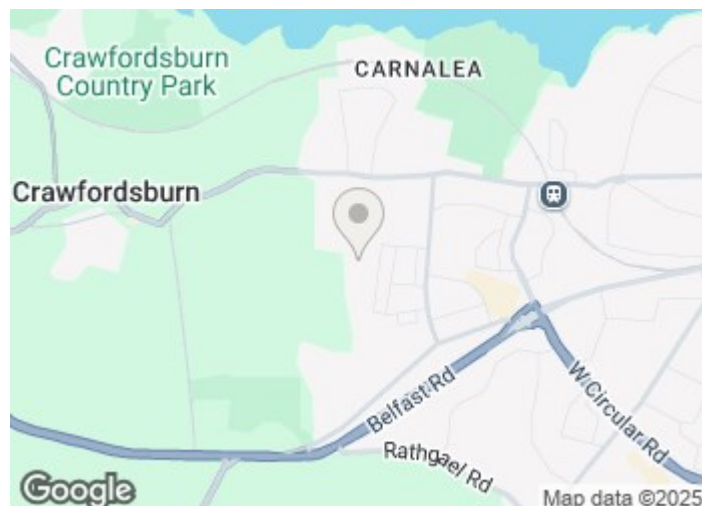
Roller shutter door. Light and power.

FRONT

Garden in lawn. Side driveway laid in stones. Outside tap.

REAR

Garden in lawn. PVC oil tank. Boiler house.



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.

