

ULSTER PROPERTY SALES

# UPS

## BANGOR BRANCH

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NETWORK STRENGTH – LOCAL KNOWLEDGE



## 2 ALBANY CRESCENT, BANGOR, BT19 6YL

Energy Efficiency Rating		Current	Maximum
Very energy efficient - lower running costs	A		
Energy efficient - lower running costs	B		
Decent energy efficiency - lower running costs	C		
Some energy efficiency - lower running costs	D		
Not very energy efficient - higher running costs	E		
Very poor energy efficiency - higher running costs	F		
Least energy efficient - highest running costs	G		
Northern Ireland		84	67

EU Directive 2002/91/EC

## OFFERS OVER £135,000



If you don't read these details you could be missing out on a great opportunity, as at this price this delightful semi detached bungalow must represent real value for money. The property would ideally suit a young family acquiring their first home or would prove a very comfortable home for those downsizing. From either point of view this is an opportunity not to be missed, not only for the accommodation on offer, but the location that offers instant access to the main commuting routes to and from Belfast and convenience to local schools and the varied shopping experience available at Bloomfield.

All in all this is a great little starter home, so take the time to view and discover a home to call your own.



## Key Features

- Conservatory
- 2 Bedrooms
- Lounge
- Phoenix Gas Heating System
- uPVC Double Glazing
- White Kitchen
- White Shower Room
- Cul De Sac
- No Onward Chain



### ACCOMMODATION

uPVC double glazed entrance door into ...

### ENTRANCE HALL

Ceramic tiled floor. Half glazed door into ...

### LOUNGE

14'8" x 12'3"

Open fireplace with marble surround and hearth.

### KITCHEN

9'9" x 7'11"

Range of high and low level cupboards with roll edge work surfaces. Built-in Zanussi 4 ring hob and Bosch oven. Extractor hood, Elica integrated fan and light. Franke single drainer stainless steel sink unit with mixer taps. Ceramic tiled floor.

### CONSERVATORY

7'9" x 6'9"

Ceramic tiled floor. uPVC double glazed patio door to rear.

### BEDROOM 1

11'2" x 10'5" into door recess  
Laminated wood floor.

### BEDROOM 2

8'6" x 6'10"

Laminated wood floor.

### SHOWER ROOM

Walk-in shower with Mira Sport electric shower. Wash hand basin with mixer taps. W.C. Chrome heated towel rail. Ceramic tiled floor. 4 Downlights. Built-in extractor fan.

### OUTSIDE

#### FRONT

Garden in lawn with shrubs. Light.

#### REAR

Enclosed garden in stones with shrubs. Tap.





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 Faith Stead on .

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. 18564613**

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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