

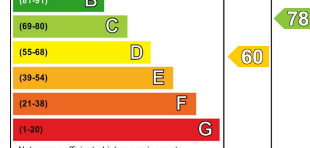


11 MAY AVENUE

Bangor BT20 4JT

- End Terrace
- 3 Bedrooms
- Spacious Lounge / Dining Area
- Phoenix Gas Heating System
- uPVC Double Glazing
- Oak Kitchen
- White Bathroom Suite
- New Roof
- Front Garden / Off Street Parking
- Sought after location near Ward Park and city centre

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 £180,000

11 May Avenue

, Bangor, BT20 4JT



ACCOMMODATION

Entrance door into ...

ENTRANCE PORCH

Half opaque glazed door into ...

ENTRANCE HALL

Laminated wood floor.

LOUNGE/DINING AREA

22'6" x 10'10" (6.86m x 3.30m)

Laminated wood floor.

KITCHEN

15'8" x 7'9" (4.78m x 2.36m)

Range of oak effect high and low level cupboards and drawers.

Built-in Beko 4 ring hob and Indesit oven. Extractor hood with

integrated fan and light. Single drainer stainless steel sink unit with mixer taps. Plumbed for washing machine. Part tiled walls.

STAIRS TO LANDING

BEDROOM 3

8'9" x 7'9" into door recess (2.67m x 2.36m into door recess)

BATHROOM

White suite comprising: Panelled bath with mixer tap and telephone shower attachment. Pedestal wash hand basin. W.C. Tiled walls. Ceramic tiled floor. Chrome heated towel rail. Built-in extractor fan.

BEDROOM 1

14'10" x 9'6" (4.52m x 2.90m)

BEDROOM 2

10'6" x 8'8" (3.20m x 2.64m)

FIXED STAIRCASE TO ROOFSpace

Potential for 4th Bedroom subject to relevant building control approval.

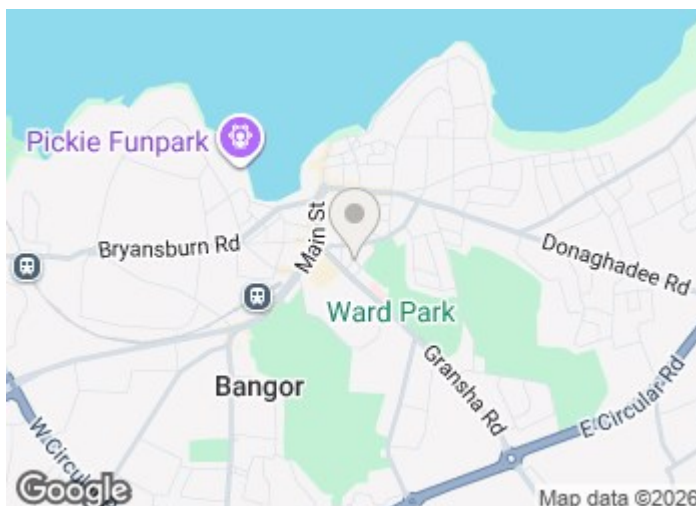
OUTSIDE

FRONT

Garden in lawn with shrubs.

REAR

Off street parking. Yard. Light.



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.

