



45 SILVERSTREAM AVENUE

Bangor BT20 3LP

- Extended Semi
- Spacious Lounge / Dining Area
- 3 Bedrooms
- uPVC Double Glazing
- Phoenix Gas Heating System
- Modern Kitchen
- White Bathroom Suite
- Easily Maintained Rear Garden
- Handy Location
- No Onward Chain

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D	65	67
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
Northern Ireland		
EU Directive 2002/91/EC		

Offers Over £162,500

45 Silverstream Avenue , Bangor, BT20 3LP



ACCOMMODATION

uPVC double glazed entrance door into ...

ENTRANCE HALL

Oak laminated wood floor. Built-in cloaks cupboard.

LOUNGE

22'2" x 11'1" (narrowing to 8'4") (6.76m x 3.38m (narrowing to 2.54m))
Mock fireplace with marble surround and hearth, mahogany mantel. Oak laminated wood floor. Understairs storage cupboard.

DINING ROOM

14'0" x 9'2" (4.27m x 2.79m)

KITCHEN

16'1" x 5'3" (4.90m x 1.60m)
Range of high and low level cupboards and drawers with roll edge work surfaces. Single drainer stainless steel sink unit with mixer taps. Laminated wood floor. Part tiled walls. Plumbed for washing machine and tumble dryer. uPVC double glazed French doors to rear.

FIRST FLOOR

Double glazed Velux window.

BEDROOM 1

10'11" x 10'0" (3.33m x 3.05m)
Built-in wardrobe. Laminated wood floor.

BEDROOM 2

9'6" x 7'7" (2.90m x 2.31m)
Laminated wood floor.

BEDROOM 3

9'6" x 5'11" (2.90m x 1.80m)
Laminated wood floor.

BATHROOM

Panelled bath with mixer tap. Pedestal wash hand basin with mixer taps. W.C. Part tiled walls. Double glazed Velux window.

OUTSIDE

FRONT
Off street parking.

REAR
Enclosed rear garden in flagstones. Boiler house. Tap.



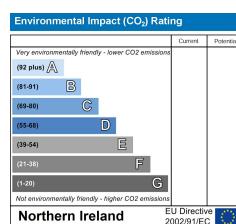
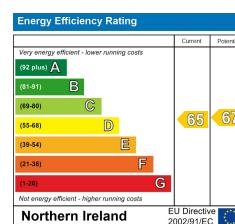
Directions





Floor Plan

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