



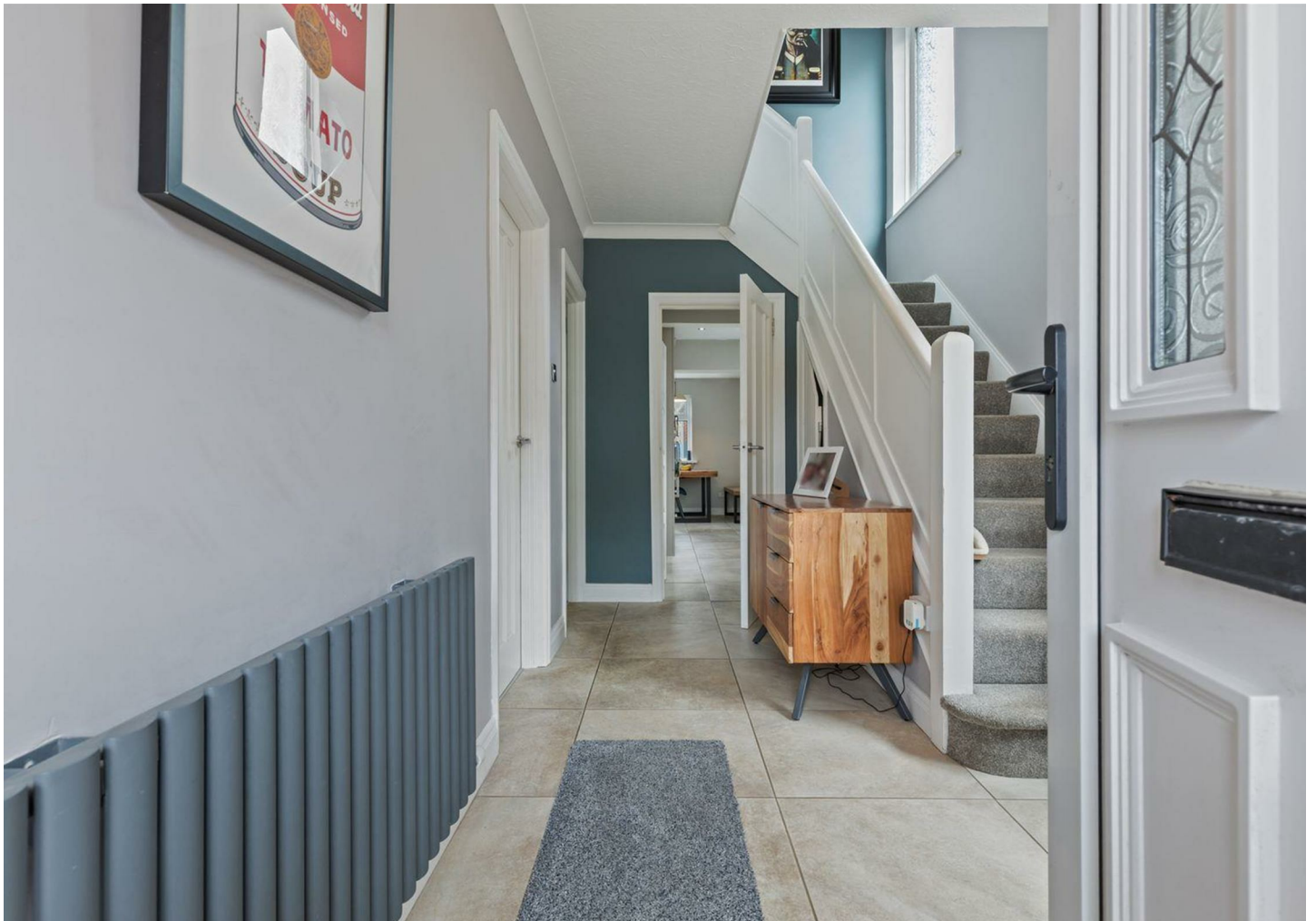
70 BEVERLEY GARDENS, BANGOR, BT20 4NQ

OFFERS OVER £259,950

If popularity of location alone produced the desired reaction, then this extended semi detached property would, by now, be well under way to being sold, as it's closeness to Bangor Town Centre and the availability of social and recreational amenities, including scenic coastal walks, the location with some of the best schools in Bangor puts it firmly at the top of the league table.

This having been achieved you'll have a home that should see long term ownership as a pleasurable experience.

Indecision is certainly not a characteristic to be played in these circumstances as quickness of action is the only way to secure a happy outcome. We suggest you act NOW!



Key Features

- Extended Semi
- 2 Reception Rooms
- Phoenix Gas Heating System
- Newly Fitted Bathroom Suite
- Cul De Sac
- 3 Bedrooms
- uPVC Double Glazing
- Modern Kitchen
- Detached Garage
- Handy Location



ACCOMMODATION

ENTRANCE HALL

uPVC glazed door. Tiled floor. Feature anthracite wall radiator. Access to under stair storage.

WASH ROOM

Comprising: Vanity unit with inset wash hand basin and W.C.

FAMILY ROOM

11'11" x 10'9"

Open fire with an exposed brick surround and hearth. Laminate wooden flooring.

LOUNGE

14'11" x 11'6"

Open fireplace with cast iron surround and tiled hearth, wooden mantel. Laminate wooden flooring.

KITCHEN

11'9" x 7'7"

Range of high and low level units with cupboards and drawers with roll edge worktops. Built-in Gorenje 4 ring hob and Zanussi double oven. Integrated extractor fan and light. Single drainer sink unit with mixer taps. Integrated fridge/freezer and dishwasher. Part tiled walls. Ceramic tiled floor. Open plan to ...

DINING AREA

7'10" x 7'11"

Ceramic tiled floor.

STAIRS TO LANDING

Access to roofspace.

BEDROOM 1

13'10" x 10'9"

BEDROOM 2

12'11" x 10'9"

BEDROOM 3

10'2" x 7'8"

BATHROOM

Panelled bath with mixer taps and telephone shower attachment. Vanity unit with inset wash hand basin and mixer tap. W.C. Tiled walls. Ceramic tiled floor. PVC ceiling with 4 downlights. Built-in extractor fan.

OUTSIDE

DETACHED GARAGE

18'11" x 11'1"

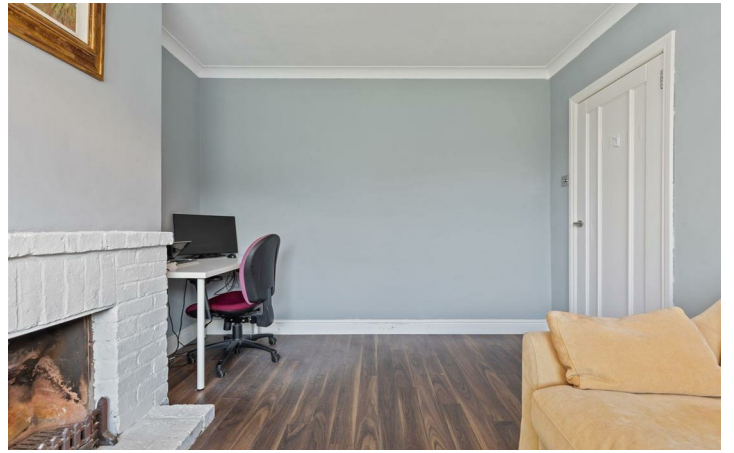
Roller door. Light and power. Plumbed for washing machine.

FRONT

Garden in lawn with driveway leading to garage.

REAR

Enclosed garden in lawn. Patio area. Light. Outside power.











Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C	69	69
(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	

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 our mortgage advisor on 028 9127 1185.

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.

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.

ULSTERPROPERTYSALES.CO.UK

ANDERSONSTOWN
028 9060 5200

BANGOR
028 9127 1185
BALLYHACKAMORE
028 9047 1515

BALLYNAHINCH
028 9756 1155

CAVEHILL
028 9072 9270

DONAGHADEE
028 9188 8000
DOWNPATRICK
028 4461 4101

FORESTSIDE
028 9064 1264

GLENGORMLEY
028 9083 3295

MALONE
028 9066 1929

NEWTOWNARDS
028 9181 1444

RENTAL DIVISION
028 9070 1000



Jonathan Collins trading under licence as Ulster Property Sales (North Down)
©Ulster Property Sales is a Registered Trademark