

ULSTER PROPERTY SALES

UPS

BANGOR BRANCH

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NETWORK STRENGTH - LOCAL KNOWLEDGE



33 HAZELBROOK AVENUE, BANGOR, BT20 3HZ

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs	A		
105-149	B		
80-104	C		
55-79	D		
29-54	E		
1-28	F		
0	G		
Not energy efficient - higher running costs			
Northern Ireland EU Directive 2002/91/EC			

OFFERS OVER £120,000



For the young first time buyer who has an appetite for a social life this mid terrace may well be the perfect staging post to, on occasions, paint the town red, as it is well within walking distance of the varied social, retail and recreational facilities of Bangor town centre. Providing the size and specification of accommodation that should be easily managed helps to create an easy going lifestyle, which helps to keep life stress free. If you're encouraged by what you read why not take the first step towards that independent lifestyle you always dreamt of but perhaps found financially difficult to achieve. Give it a go and come and view your new home today.



Key Features

- 2 Bedrooms
- Spacious Lounge / Dining Area
- uPVC Double Glazing
- Oil Fired Central Heating
- Beech Kitchen
- White Bathroom Suite
- Large Timber Shed
- Low Outgoings
- Handy Location
- No Onward Chain



ACCOMMODATION

uPVC double glazed entrance door leading to ...

ENTRANCE HALL

8 Pane glazed door into ...

LOUNGE

20'1" x 11'1" at widest pt
Open fireplace with tiled surround and hearth, pine mantel piece.
Understairs storage cupboard. 8 Pane glazed door into ...

KITCHEN

9'8" x 7'9"
Range of beech high and low level cupboards and drawers with roll edge work surfaces. Single drainer stainless steel sink unit with mixer taps. Plumbed for washing machine. Part tiled walls.

STAIRS TO LANDING

Built-in hotpress with insulated copper cylinder and Willis type immersion heater.

BEDROOM 1

13'11" x 10'3"

BEDROOM 2

9'5" x 7'2"

BATHROOM

White suite comprising: Panelled bath. Pedestal wash hand basin. W.C. Part tiled walls. Built-in extractor fan!

OUTSIDE

FRONT

Garden in lawn with hedges.

REAR

Garden, Shed: 20'0" x 8'0". Boiler house. PVC oil tank. Light and 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 Partner Jonathan Collins 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. 18652390

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

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