



11 ABBEY DRIVE, BANGOR, BT20 4DA

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
102-110kWh	A		
91-101kWh	B		
81-90kWh	C		
71-80kWh	D		
61-70kWh	E		
51-60kWh	F		
41-50kWh	G		
Not energy efficient - higher running costs			
Northern Ireland		EU Directive 2002/91/EC	

OFFERS OVER £179,950



When you look at all the saleant aspects of this semi detached house you'll hopefully come the conclusion, as we did, that this is a most attractive purchase, even though general cosmetic improvements, which are reflected in the price, may for some poeple, be required. The area is first class for convenience to town centre amenties, public transport and schools etc; and space and propotion of the property are just perfect for a wide range of purchasers.

Come along and judge for the great opportunity that presents itself through the purchase of this particular home.

Key Features

- 3 Bedrooms
- Spacious Lounge
- Kitchen /Dining Area
- uPVC Double Glazing
- Oil Fired Heating System



ACCOMMODATION

uPVC double glazed entrance door into ...

ENTRANCE HALL

LOUNGE

14'11" x 13'1"

Solid fuel room heater with tiled surround and hearth.

KITCHEN/DINING

16'6" x 8'5"

Range of high and low level cupboards and drawers with roll edge work surfaces. Built-in Zanussi 4 ring hob and AEG oven under. Built-in extractor fan. Single drainer stainless steel sink unit with mixer taps. Plumbed for washing machine. Part tiled walls. Undertairs storage cupboard.

STAIRS TO 1ST FLOOR LANDING

BEDROOM 1

13'11" x 9'5"

BEDROOM 2

9'8" x 9'5"

BEDROOM 3

10'11" x 6'8"

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

BATHROOM

Comprising: Corner shower with Triton electric shower. Pedestal wash hand basin. W.C. Panelled walls. 4 Downlights. Chrome heated towel rail.

OUTSIDE

DETACHED GARAGE

17'2" x 8'5"

Roller door.

FRONT

Garden in lawn with shrubs.

REAR

Garden in lawn with shrubs. Tap. Light. Boiler house. PVC oil tank.





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. 18653215

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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