

## 25 SKIPPERSTONE ROAD

Bangor BT20 4ES

- 4 Bedrooms
- Spacious Lounge
- Modern Kitchen / Open Plan To Dining
- uPVC Double Glazing
- Phoenix Gas Heating System
- Downstairs Shower Room
- Upstairs Bathroom
- Flexible Accommodation
- Newly Refurbished Throughout
- No Onward Chain

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

**Offers Over £169,950**

# 25 Skipperstone Road

, Bangor, BT20 4ES



## ACCOMMODATION

uPVC double glazed entrance door into ...

## ENTRANCE HALL

Understairs storage cupboard.

## LOUNGE OPEN PLAN TO KITCHEN

22'9" x 10'5" (6.93m x 3.18m)

Range of white high and low level cupboards and drawers with square edge work surfaces. Built-in 4 ring hob and oven under. Extractor hood with integrated fan and light. Single drainer stainless steel sink unit with mixer taps. Plumbed for washing machine. Part tiled walls. Part ceramic tiled floor, part laminated wood floor.

## FAMILY ROOM

14'1" x 10'5" (4.29m x 3.18m)

Laminated wood floor.

## REAR HALL

## SHOWER ROOM

Comprising: Walk-in shower with electric shower. Pedestal wash hand basin. W.C.

## BEDROOM 1

13'9" x 10'8" (4.19m x 3.25m)

Laminated wood floor.

## STAIRS TO LANDING

Built-in storage cupboard.

## BEDROOM 2

14'2" x 8'8" (4.32m x 2.64m)

Built-in wardrobe.

## BEDROOM 3

10'6" x 9'9" (3.20m x 2.97m)

## BEDROOM 4

10'7" x 8'6" (3.23m x 2.59m)

## BATHROOM

White suite comprising: Panelled bath with mixer tap. Vanity unit with inset wash hand basin. W.C. Ceramic tiled floor. 3 Downlights.

## OUTSIDE

### FRONT

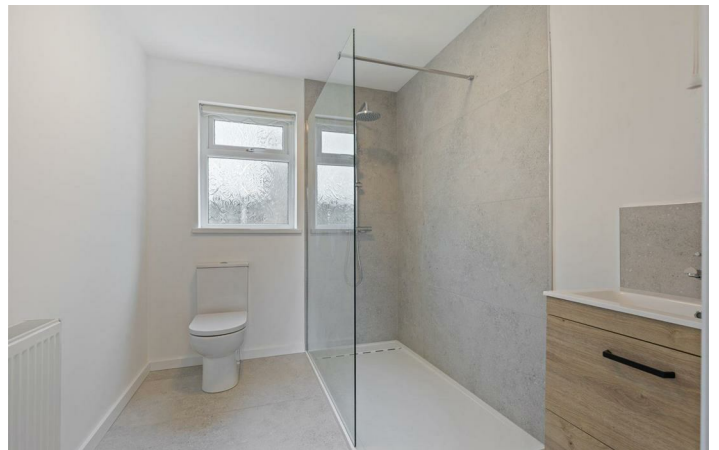
Garden in lawn. Off street parking.

### REAR

Garden in lawn.



## 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 firm's employment has the authority to make or give any representation or warranty in respect of the property.



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