

ULSTER PROPERTY SALES

UPS

**BANGOR BRANCH**

88 Main Street, Bangor, County Down,  
BT20 4AG

028 9127 1185

bangor@ulsterpropertysales.co.uk

NETWORK STRENGTH - LOCAL KNOWLEDGE



**5 SILVERBIRCH CRESCENT, BANGOR, BT19 6EX**

**OFFERS OVER £280,000**

This is the type of home you could see as a long term ownership, somewhere to raise a family, as the space and comfort afforded by this detached house should well meet the needs of even the most demanding family for some years to come. The added advantage of the local infrastructure that affords schools, church facilities and shopping within acceptable distances adds to the property's overall appeal and helps to support the local community. If home by nature, to you, means comfort and contentment, then a viewing of this particular property may well not disappoint.



## Key Features

- 4 Bedrooms
- uPVC Double Glazing
- Kitchen
- Detached Garage
- No Onward Chain
- 3 Reception Rooms
- Phoenix Gas Heating System
- 2 Bathrooms
- Popular Location



### ACCOMMODATION

uPVC double glazed entrance door into ...

### ENTRANCE PORCH

### LOUNGE

21'1" x 14'1" at widest pt

Open fireplace with gas fire, marble surround and hearth. Cornice. Dado. 2 Wall light points. Cornice.

### DINING ROOM

10'10" x 8'11"

Cornice.

### BEDROOM 4

10'1" x 7'11"

Built-in wardrobe. Built-in storage cupboard.

### BEDROOM 3

12'2" x 10'1"

Built-in double wardrobe.

### FAMILY ROOM

9'5" x 8'5"

uPVC double glazed patio door to rear.

### BATHROOM

White suite comprising: Panelled bath with mixer tap and telephone shower attachment. Pedestal wash hand basin. W.C. Tiled walls. Ceramic tiled floor.

### KITCHEN

13'0" x 10'0"

Range of high and low level cupboards and drawers with roll edge work surfaces incorporating unit display cabinets. Built-in 4 ring hob and Hotpoint oven under. Extractor canopy with integrated fan and light. Neff semi integrated dishwasher and fridge. Part tiled walls. Pine ceiling with 5 Downlights.

### REAR PORCH

Plumbed for washing machine.

### STAIRS TO LANDING

Built-in storage cupboard. Access to eaves. Dado. Wall light point.

### BEDROOM 1

13'8" x 13'7"

Range of built-in cupboards. 2 Downlights.

### BEDROOM 2

14'0" x 12'3" into door recess

Built-in wardrobe. 3 Downlights.

### BATHROOM

Comprising: Panelled bath. Pedestal wash hand basin. W.C. Shower cubicle with Mira Sport electric shower. Tiled walls. Ceramic tiled floor. Double glazed velux window.

### OUTSIDE

### DETACHED GARAGE

17'11" x 10'3"

Up and over door. Light and power.

### FRONT

Garden in lawn with trees and shrubs. Lights.

### REAR

Enclosed garden in lawn with hedges and shrubs. Paved patio. Tap and light.











### 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	

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

CARRICKFERGUS  
028 9336 5986

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