



169 LINEN CRESCENT, BANGOR, BT19 7JT

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs	A		
Energy efficient - lower running costs	B		
Decent energy efficiency - lower running costs	C		
Some energy efficiency - lower running costs	D		
Not very energy efficient - higher running costs	E		
Very poor energy efficiency - higher running costs	F		
Not energy efficient - higher running costs	G		
Northern Ireland		80	82

EU Directive 2002/91/EC

OFFERS OVER £125,000



No doubt you've pictured your perfect home environment, well here might be the property to start you down that exciting road. This Duplex apartment combines the three important factors that make it an attractive buy, affordable and realistic price, a good sound modern and attractive specification and a location, since its conception, that has provided popular with a number of first and second time buyers. If the time is right for you to step into home ownership for the first time, then we suggest a viewing of this particular home may well open your eyes to what value for money represents. The viewing you're about to make will start the process of finding that that perfect home.



Key Features

- Duplex Apartment
- 2 Bedrooms
- White Bathroom Suite
- Lounge Open Plan to Kitchen
- Double Glazed
- Gas Fired Central Heating System
- Communal Gardens & Parking
- Ideal for First Time Buyers or Investors



ACCOMMODATION

Entrance door into ...

ENTRANCE HALL

WASH ROOM

Comprising: Wash hand basin. W.C. Ceramic tiled floor.

LOUNGE OPEN PLAN TO KITCHEN

17'2" x 14'10" narrowing to 11'1"
Understairs storage cupboard.
Range of cream high and low level cupboards and drawers with walnut roll edge work surfaces.
Built-in Indesit ceramic 4 ring hob and oven under. Extractor hood with integrated fan and light.
Integrated fridge/freezer. 11/2 tub single drainer stainless steel sink unit with mixer taps. Integrated Indesit washing machine. Part tiled walls.

STAIRS TO LANDING

BEDROOM 1

11'5" x 9'10"
2 Double glazed Velux windows.

BEDROOM 2

11'3" x 6'9"
Double glazed Velux window.

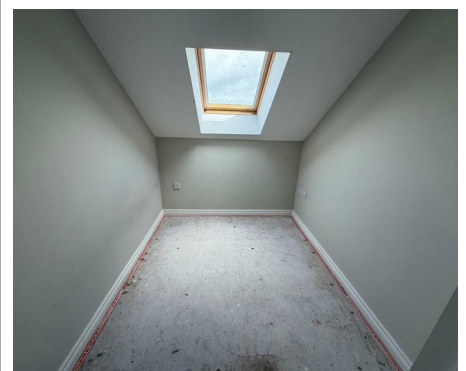
BATHROOM

White suite comprising: Panelled bath with mixer tap and telephone shower attachment. Wash hand basin with mixer tap. W.C. Double glazed Velux window. Part tiled walls. Ceramic tiled floor.

OUTSIDE

Communal car parking.

MANAGEMENT FEE





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. 18678474

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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