



Irvine Park,

**Offers in the region of
£175,000**



Reeds Rains

• Since 1868 •

www.reedsrains.co.uk



Irvine Park, Bangor, County Down

Offers in the region of £175,000

Quietly nestled in a quiet residential cul de sac this semi detached family home offers flexible and adaptable accommodation to suit the needs of even the most discerning of purchasers. The ground floor layout provides 2 separate reception rooms, fitted kitchen open with dining, a luxury shower room and 1 ground floor bedroom. The first floor reveals 3 further bedrooms and a modern recently installed white bathroom suite. The property also boasts gas fired heating and double glazed windows. Externally there is off street parking, a detached garage with utility to rear and gardens landscaped and enclosed to rear in lawns and patio. This prime location is also close to leading schools at both primary and secondary level. With nothing to do but move in and enjoy this stunning home we have no hesitation in recommending immediate viewing.

RECEPTION HALL

uPVC double glazed front door, solid oak floor, recessed spotlights and cornice ceiling.

LOUNGE

4.60m x 3.78m (at widest points) (15'1" x 12'5" (at widest points))

Solid oak floor, feature fireplace with slate inset and hearth with Gas fire, cornice ceiling.

FAMILY ROOM

3.73m x 3.02m (12'3" x 9'11")

Solid oak floor, cornice ceiling, recessed spotlights.

MODERN FITTED KITCHEN

4.72m x 3.05m (15'6" x 10'0")

Extensive range of high and low level Shaker style units with granite effect worktops and glazed display cabinets with concealed lighting. Single drainer 1.5 stainless steel sink unit with mixer taps, integrated oven and 4 ring ceramic hob, stainless steel chimney extractor fan, integrated dishwasher and fridge. Part tiled walls, recessed spotlights and fully tiled floor with access to garden via uPVC double glazed French doors.

BEDROOM THREE

2.74m x 2.67m (9'0" x 8'9")

Laminate wooden floor.

SHOWER ROOM

Luxury White suite comprising : Fully tiled built in shower cubicle with Aquatherm Shower unit, low flush WC, pedestal wash hand basin, ceramic tiled floor, fully tiled walls, chrome heated towel rail. uPVC panelled ceiling.

FIRST FLOOR LANDING

Access to roof space, recessed spotlights.

MASTER BEDROOM

4.19m x 3.05m (13'9" x 10'0")

Cupboard housing gas boiler, Double built in robe, airing cupboard.

BEDROOM TWO

3.68m x 2.62m (12'1" x 8'7")

Laminate wooden floor, twin velux windows.

BEDROOM FOUR

2.87m x 2.34m (9'5" x 7'8")

Laminate wooden floor, velux.

BATHROOM

Modern white suite comprising : Panelled bath with mixer taps, vanity unit, dual flush WC, velux, laminate wooden floor, part panelled walls.

OUTSIDE

DETACHED GARAGE

6.35m x 3.07m (20'10" x 10'1")

Roller door, power and light. Access via ladder to storage above fully floored with light.

UTILITY AREA

3.10m x 1.73m (10'2" x 5'8")

Power and light, plumbed for washing machine,

GARDENS

Front garden in well maintained lawns and shrubs.

Enclosed gardens to rear beautifully landscaped in brick pavior, loose pebbles and feature Patio with Pergola.

Outside tap and light, additional storage area to rear behind garage for bins.

Laser Tape Clause

All measurements have been taken using a laser tape measure and therefore, may be subject to a small margin of error.



For full EPC please contact the branch

