



Energy Efficiency Rating		
	Current	Potential
<i>Very energy efficient - lower running costs</i>		
(92-100) A		
(81-91) B		
(69-80) C	74	74
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
<i>Not energy efficient - higher running costs</i>		
England, Wales & N.Ireland		
<small>Directive 2002/91/EC</small>		
<small>The energy efficiency rating is a measure of the overall efficiency of a home. The higher the rating the more energy efficient the home is and the lower the fuel bills will be.</small>		



Manor Court,

**Offers in the region of
£125,000**



Reeds Rains

• Since 1868 •

www.reedsrains.co.uk



Manor Court, Bangor, County Down

Offers in the region of £125,000

This well presented home is located close to Tesco Springhill, Bangor town centre and main arterial routes for commuting to Belfast. The accommodation comprises of a spacious lounge and a modern fitted kitchen with dining area on the ground floor and 3 bedrooms and a modern white bathroom suite on the first floor. Externally there is off street car parking and an enclosed rear garden in lawns and patio. Ideal for the first time buyer we have no hesitation in recommending immediate viewing.

ENTRANCE PORCH

Mahogany effect, upvc double glazed front door, laminate wooden floor, glazed door to:

LIVING ROOM

4.78m x 3.84m (15'8" x 12'7")

Laminate wooden floor, under stair storage, recessed low voltage spotlights, cloaks cupboard.

KITCHEN / DINING ROOM

4.78m x 3.12m (15'8" x 10'3")

Single drainer 1.5 stainless steel sink unit with mixer taps, excellent range of high and low level units, laminate work surfaces, built in double oven, 4 ring Neff ceramic hob, extractor fan, LED kickboard lighting, partly tiled walls, ceramic tiled floor, recessed low voltage spotlights, open to dining area.

FIRST FLOOR LANDING

Access to roof space. Airing cupboard - gas fired boiler.

BEDROOM ONE

3.91m x 2.67m (12'10" x 8'9")

Recessed low voltage spotlights.

BEDROOM TWO

3.10m x 2.49m (10'2" x 8'2")

BEDROOM THREE

3.63m x 2.18m (11'11" x 7'2")

Built in cupboard.

BATHROOM

Luxury white suite comprising: Panelled bath with thermostatically controlled shower and Rainshower, vanity unit with mixer taps, dual flush WC, fully tiled walls, ceramic tiled floor and recessed spotlights.

OUTSIDE

Tarmac driveway to car parking space, garden shed.

GARDENS

Front garden in lawns. Enclosed rear gardens in lawns, patio area, garden shed, outside tap and light.

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

