



Springhill Heights,

**Offers in the region of
£135,000**



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Springhill Heights, Bangor, County Down

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Situated off Springhill Road, an ideal location for access to Bangor West and main arterial routes, this semi-detached bungalow is offered to the market chain free. The accommodation is flexible and can be used to suit each individual's requirements. At present, there are 2 bedrooms, lounge, conservatory, modern fitted kitchen and shower room. Externally there are mature gardens in lawns and ample off-street parking. The property has been priced to allow for updating. Demand for properties of this style and in this location always outweighs supply and early viewing is encouraged.

ENTRANCE HALL

upvc double glazed front door, tongue and groove ceiling, hot press.

LOUNGE

5.41m x 3.76m (17'9" x 12'4")

Decorative fireplace with tiled hearth.

KITCHEN

3.10m x 2.67m (10'2" x 8'9")

Single drainer stainless steel sink unit with mixer taps, excellent range of high and low-level units with laminated work surfaces, cooker space, plumbed for washing machine, breakfast bar, upvc double glazed door to side.

SHOWER ROOM

White suite comprising: Walk-in shower with Triton shower unit, pedestal wash hand basin, low flush WC, part tiled walls.

BEDROOM ONE

3.58m x 2.97m (11'9" x 9'9")

BEDROOM TWO / LIVING ROOM

4.47m x 2.95m (14'8" x 9'8")

upvc double glazed door to

CONSERVATORY

2.79m x 2.57m (9'2" x 8'5")

Laminate wooden floor, radiator, upvc double glazed door to garden.

OUTSIDE

Paved driveway with ample car parking space.

GARDENS

Front and enclosed gardens, private to the rear in lawns, trees, shrubs, and paved patio. PVC oil tank, boilerhouse.

EPC

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

