



Marquis Avenue,

**Offers in the region of  
£137,500**



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## Marquis Avenue, Bangor, County Down

### Offers in the region of £137,500

Offered to the market chain free this semi-detached villa will appeal to families. The property offers 4 bedrooms and a spacious lounge as well as a fitted kitchen with a casual ding area, a family bathroom with a white suite, and a utility area. This property also offers an integral garage which many residents have converted to provide an additional reception room if preferred. Located off Clandeboye Road this property is close to shops, schools and public transport links and viewing is highly recommended.

#### ENTRANCE HALL

upvc double glazed front door, ceramic tiled floor.

#### LOUNGE

3.73m x 3.28m (12'3" x 10'9")

#### KITCHEN / DINING ROOM

5.23m x 2.67m (17'2" x 8'9")

Single drainer stainless steel sink unit with mixer taps, excellent range of high and low-level units with laminated work surfaces, plumbed for dishwasher, part tiled walls, laminate wooden floor, open plan to casual dining area, upvc double glazed sliding patio doors to rear garden.

#### INTEGRAL GARAGE

5.59m x 2.34m (18'4" x 7'8")

Up and over door, power, and light.

#### UTILITY AREA

2.18m x 1.73m (7'2" x 5'8")

Ceramic tiled floor, oil fired boiler, plumbed for washing machine access to rear garden.

#### FIRST FLOOR LANDING

##### BEDROOM ONE

3.89m x 3.51m (12'9" x 11'6")

##### BEDROOM TWO

3.89m x 3.28m (12'9" x 10'9")

##### BEDROOM THREE

3.35m x 2.67m (11'0" x 8'9")

##### BEDROOM FOUR

2.51m x 1.75m (8'3" x 5'9")

#### BATHROOM

White suite comprising: Panelled bath with mixer taps and telephone hand shower, dual flush WC, pedestal wash hand basin, part tiled walls.

#### OUTSIDE

Tarmac driveway to ample car parking space and access to the garage. There are solar panels that are owned and come with the property. They provide an income of circa £400 per annum.

#### GARDENS

Enclosed rear garden in lawns, boundary hedging and decking.

#### 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



