

17 Hillside Gardens, Bangor,
County Down, BT19 6SJ

Asking Price: £165,000

 **Reeds Rains**

reedsrains.co.uk

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Asking Price: £165,000 To be advised

EPC Rating: C

Description

Situated in a popular residential area close to Towerview Primary School, this well presented and spacious semi detached home offers excellent accommodation. This property comprises two reception rooms, contemporary high gloss kitchen, three bedrooms and a modern bathroom. Other benefits include an enclosed rear garden, detached garage, gas fired central heating and a driveway. The property is located close to Ballyholme, Groomsport and commuter routes to Belfast. Contact the office to arrange your viewing.

Entrance Porch

Upvc double glazed sliding door.

Entrance Hall

Upvc double glazed front door, laminate wooden floor, under stair storage, gas fired boiler.

Lounge

14'5" x 11'7" (4.4m x 3.53m)
Laminate wooden floor, feature gas fireplace, granite surround, glazed double doors to:

Kitchen / Dining

17'7" x 10'9" (5.36m x 3.28m)
Single drainer stainless steel sink unit with mixer taps, laminate work surfaces, excellent range of high and low level units, built in oven, 4 ring ceramic hob, extractor fan and canopy, ceramic tiled floor, partly tiled walls, recessed spotlights, upvc double glazed door to garden, casual dining area with laminate wooden floor, upvc double glazed sliding door to garden.

First Floor

Loft hatch, airing cupboard.

Bedroom One

12' x 10'10" (3.66m x 3.3m)
Built in robe.

Bedroom Two

11'1" x 8'7" (3.38m x 2.62m)
Built in robe.

Bedroom Three

9'1" x 7'8" (2.77m x 2.34m)
Built in robe.

Bathroom

White suite, panel bath, thermostatically controlled shower unit, dual flush wc, pedestal wash hand basin, ceramic tiled floor, fully tiled walls.

Outside

Tarmac driveway, car parking space to front with loose pebbles.
Enclosed rear garden in lawns and paved patio area.

Detached Garage

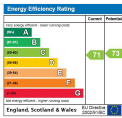
19'4" x 11'4" (5.9m x 3.45m)
Roller door, power and light, plumbed for washing machine.

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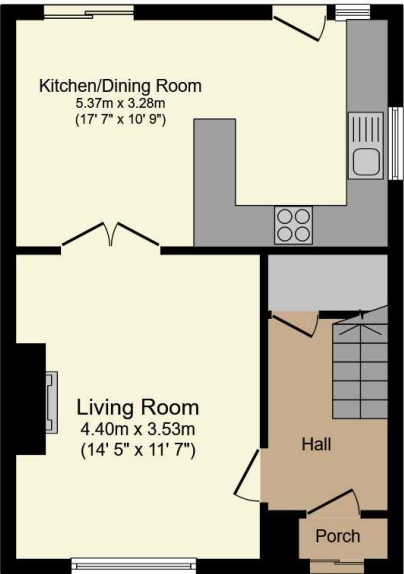
All Measurements
All Measurements are Approximate.

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

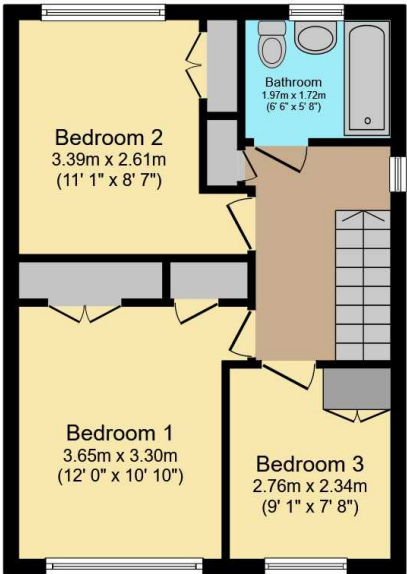
Floorplan Clause
Measurements are approximate. Not to Scale. For illustrative purposes only.



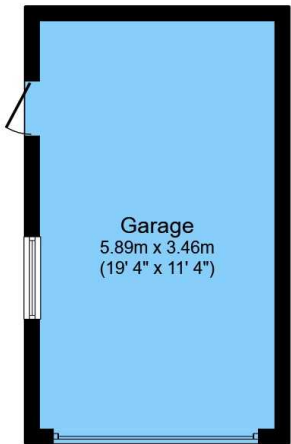
For full EPC please contact the branch.



Ground Floor



First Floor



Garage

Total floor area 103.6 m² (1,115 sq.ft.) approx

This floor plan is for illustrative purposes only. It is not drawn to scale. Any measurements, floor areas (including any total floor area), openings and orientation are approximate. No details are guaranteed, they cannot be relied upon for any purpose and they do not form part of any agreement. No liability is taken for any error, omission or misstatement. A party must rely upon its own inspection(s).
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