



JOHNMINNIS
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71 BEECHFIELD CRESCENT | Bangor, BT19 7ZJ
OFFERS AROUND £269,950

**Scan for Property Details
and to Arrange a Viewing**





Offers Around £269,950
Detached
4 Bedrooms
3 Receptions



Property Features

- Attractive Detached Family Home
- Deceptively Spacious, Versatile and Flexible Accommodation
- Range of Different Layouts to Suit the Needs of the Home Owners
- Living Room with Attractive Carved Wooden Fireplace and Open Fire
- Separate Dining Room
- Family Room with uPVC Double Glazed French Doors onto the Rear Garden
- Kitchen with Casual Dining Area
- Four Well Proportioned Bedrooms Including Main Bedroom with Extensive Range of Built-in Furniture and En Suite Shower Room
- Family Bathroom with Four Piece White Suite to Include Bath and Separate Shower
- Well Presented Front Garden in Lawns
- Driveway in Attractive Brick Paviour with Ample Parking
- Fully Enclosed Rear Garden in Lawns
- Good Sized Detached Garage
- Oil Fired Central Heating
- Double Glazed Windows
- Downstairs WC
- Bangor, Newtownards and Belfast Easily Accessible
- Many Local Amenities Close by Including Bloomfield Shopping Complex, Health Centre, Clondeboy Golf Club, Local Shops and Clondeboy Retail Park

Accommodation

Ground Floor

Covered Entrance Porch

Reception Hall

Downstairs WC

Living Room
16'7" x 12'8"

Dining Room
12'2" x 10'4"

Family Room
12'7" x 10'

Kitchen
13'3" x 10'

Stairs to First Floor

First Floor

Landing

Bedroom One
12'7" x 11'

En Suite Shower Room

Bedroom Two
10'1" x 10'1"

Bedroom Three
10'5" x 10'1"

Bedroom Three
10'5" x 10'1"

Bedroom Four
12'2" x 10'5"

Bathroom

Outside

Detached Garage

For more information
and photographs
regarding the
accommodation in this
property, please visit:
johnminnis.co.uk

Located in this extremely popular residential development, here is an ideal opportunity to purchase an attractive detached family home which is deceptively spacious and has a range of different layouts to suit the needs of the individual home owners. The accommodation is bright, spacious and flexible comprising living room with attractive carved wooden fireplace and open fire, separate dining room and kitchen with casual dining area and double glazed French doors to the rear garden, on the ground floor. Upstairs this fine home is further enhanced by having four well proportioned bedrooms, including main bedroom with range of built-in furniture and en suite shower room. There is also a separate family bathroom with a four piece white suite which includes a bath and separate shower.

Outside there is a front garden laid in lawns, driveway with ample parking in attractive brick paviour and fully enclosed rear garden in lawns. Other benefits include oil fired central heating, uPVC double glazed windows, downstairs WC and good sized detached garage.



Directions

Heading into the Beechfield development, at the first T-junction turn right onto Beechfield Drive. At the second T-junction turn left onto Beechfield Crescent. At the third T-junction turn left again, continuing along Beechfield Crescent, and Number 71 is on your left hand side.



All measurements are approximate and for display purposes only.



Viewing

By appointment through agent.

Free Valuation

We offer property valuations and financial advice free of charge to all our clients.



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RENTALS

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Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 - 100)	A		
(81 - 91)	B		
(69 - 80)	C		
(55 - 68)	D	61	67
(39 - 54)	E		
(21 - 38)	F		
(01 - 20)	G		
Not energy efficient - higher running costs			



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