



# 7 WORCESTER LANE

Bangor, BT19 1GU

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*Offers around* **£300,000**



SEMI-DETACHED | 3  | 2  | 1 

Set within the highly regarded and peaceful Over 55s development of Worcester Lane, this exceptionally well-maintained semi-detached home offers spacious and stylish accommodation designed with comfort and ease of living in mind.

## KEY FEATURES

- Well-presented semi-detached in Popular cul-de-sac
- Exclusively for the Over 55's
- Lounge with Wood Burning Stove
- Contemporary Fitted Kitchen with a Range of Integrated Appliances open to Dining Room with Patio Door Access to Rear Garden
- Four Bedrooms, Master with En Suite Shower Room
- Family Bathroom
- Cloakroom and Downstairs WC
- Phoenix Gas Central Heating System
- Underfloor Heating To Ground Floor
- Popular Bangor West Location
- Excellent Public & Private Transport Routes and Close to Popular Coastal Walks
- Within Walking Distance to Bangor City Centre and Marina
- Chain Free Sale
- Ultrafast Broadband Available





## ROOM DETAILS

### *Ground Floor*

- Reception Hall
- Lounge  
16'8" x 11'3"
- Open Plan Kitchen/Living/  
Dining  
19'0" x 13'10"
- Downstairs WC

### *First Floor*

- Landing
- Bedroom One  
13'0" x 10'7"
- En Suite Shower Room
- Bedroom Two  
11'7" x 10'7"
- Bedroom Three/Dressing  
Room  
11'7" x 5'8"
- Bathroom

### *Second Floor*

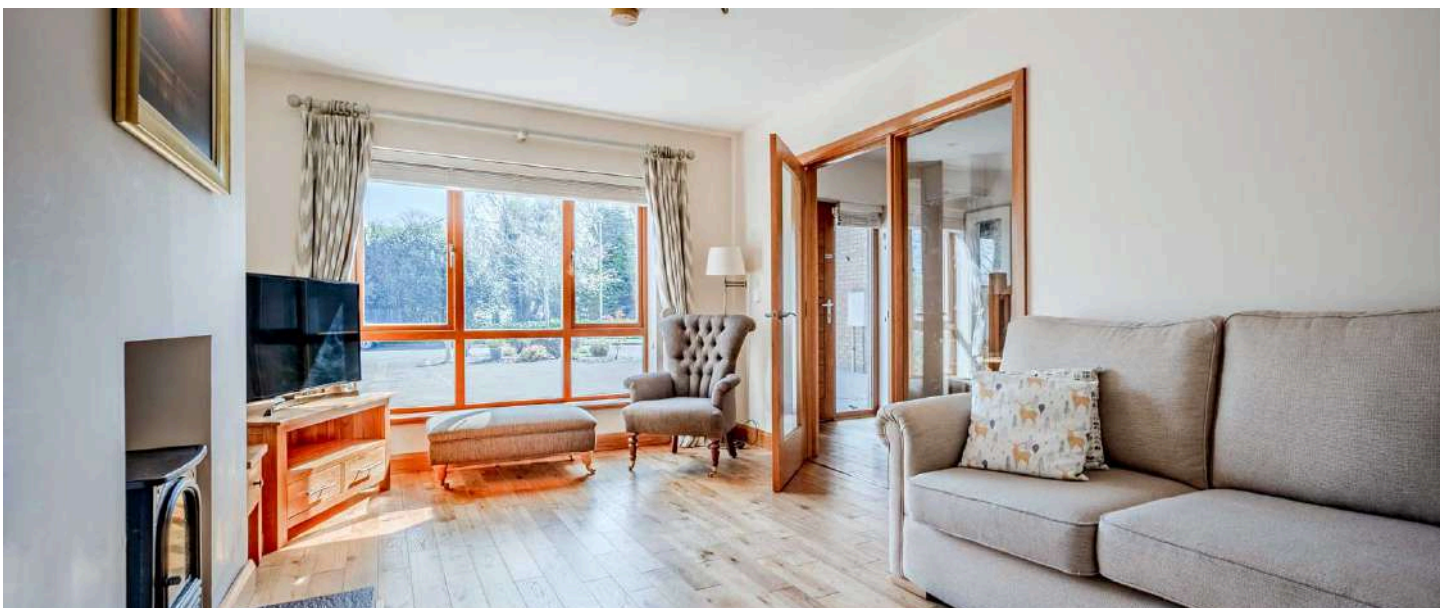
- Bedroom Four  
17'7" x 14'6"

### *Outside*

- Ample driveway parking
- Generous rear garden laid  
in paving
- Large summer house ideal  
for entertaining and  
enjoying the evening sun.



To View Floor Plans  
scan QR code below





## DIRECTIONS

*Travelling from Crawfordsburn on the Crawfordsburn Road in the direction of Bangor, at the mini roundabout at West Church Worcester Lane is on the left hand side.*



## THE LOCAL AREA

*Bangor is a beautiful seaside town located just over 13 miles from Belfast. Bangor offers a wide variety of property with something to suit all.*

*Bangor Marina is one of the largest in Ireland and attracts plenty of visitors when the sun shows its face. Tourism is a big factor in this part of the world.*

| ENERGY EFFICIENCY RATING                    |         |           |
|---|---------|-----------|
| Very energy efficient – lower running costs |         |           |
| 92+   | A       |           |
| 81-91                                       | B       |           |
| 69-80                                       | C       |           |
| 55-68                                       | D       |           |
| 39-54                                       | E       |           |
| 21-38                                       | F       |           |
| 1-20  | G       |           |
| NOT energy efficient – higher running costs |         |           |
|   | CURRENT | POTENTIAL |
|   | 78      | 79        |

Scan QR Code to view floor plans and to arrange a viewing.



## OUR BRANCHES

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