



4 SILVERBIRCH CRESCENT,  
BANGOR, BT19 6EX



Offers Around £324,950



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ESTATE AGENTS

SALES / RENTALS / SURVEYS



# 4 Silverbirch Crescent, Bangor, BT19 6EX

- Spacious detached home in a highly desirable residential area of Bangor
- Flexible ground floor layout with two rooms suitable as bedrooms or reception spaces
- Bright entrance hallway with solid wood flooring
- Two large reception rooms with charming feature fireplaces
- Modern fitted kitchen with integrated appliances and adjoining utility area
- Four well-proportioned bedrooms and two shower rooms, one on each floor
- Generous front and rear gardens, tarmac driveway, and large detached garage
- Gas central heating, PVC soffits and fascias, and offered with no onward chain

## ENTRANCE HALL

Glazed Upvc entrance door with glazed side screens, solid wood floor, storage cupboard off with consumer unit, double panelled radiator, storage cupboard off.

## LOUNGE

21' 2" x 14' 3" (6.459m x 4.347m)

At widest. Solid wood floors, single panelled radiator, double panelled radiator x2, feature fireplace with stone surround, inset open fire

## LIVING / DINING ROOM

21' 2" x 8' 10" (6.449m x 2.705m)

Double panelled radiator x2, feature fireplace with carved wood surrounded electric inset fire, wood floors,

## KITCHEN

13' 2" x 9' 12" (4.005m x 3.037m)

Range of high and low level cupboards, breakfast bar, integrated double oven, integrated five ringed gas hob, plumbed for dishwasher, stainless steel extractor fan, one and half bowl stainless steel sink unit with chrome mixer taps, integrated fridge freezer, double panelled radiator, pvc tongue and groove ceiling, glazed upvc doors to back garden, wood door to rear utility area

## UTILITY AREA

Vokera gas boiler, glazed wood door to rear garden



### **BEDROOM (1)**

12' 4" x 10' 2" (3.772m x 3.096m)

Double panelled radiator, built in robes

### **BEDROOM (2)**

9' 6" x 8' 7" (2.903m x 2.622m)

Single panelled radiator, tongue and groove pvc ceiling, upvc glazed doors to rear garden.

### **SHOWER ROOM**

Single panelled radiator, push button wc, vanity wash hand basin, corner shower enclosure with mains thermostatic shower, tiled walls, pvc tongue and groove ceiling (single glazed windows)

### **FIRST FLOOR LANDING**

Roofspace access

### **BEDROOM (3)**

13' 10" x 13' 8" (4.217m x 4.158m)

Double panelled radiator, storage cupboards off one with eaves access

### **BEDROOM (4)**

14' 4" x 11' 5" (4.363m x 3.478m)

Double panelled radiator, built in storage cupboards

### **SHOWER ROOM**

Corner shower enclosure with Mira electric shower, push button wc, vanity wash hand basin single panelled radiator, velux window, tiled walls, recessed lighting

### **DETACHED GARAGE**

22' 11" x 11' 5" (6.997m x 3.476m)

LUp and over door, light and power, plumbed for washing machine

### **OUTSIDE**

Front: Tarmac driveway, front in lawn, flowerbeds, mature shrubs

Rear: Paved patio areas with flower beds, fake grass, glazed greenhouse, mature trees





## VIEWING

By appointment through agents

**CAPITAL VALUE RATING ASSESSMENT:** £185,000

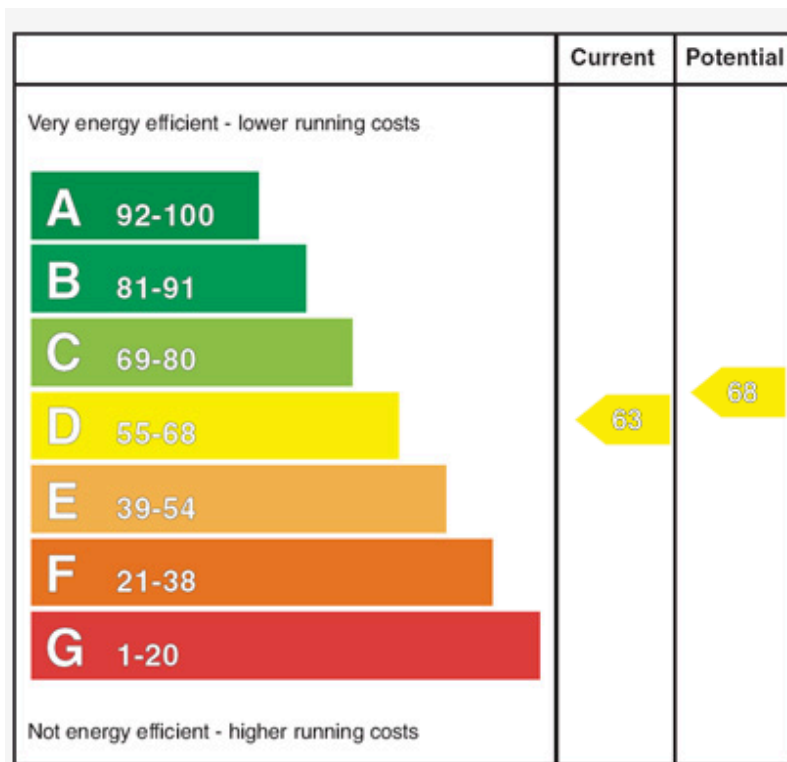
Rates for year end April 2025: £1,690.35 approx

## DIRECTIONS

Leaving Bangor via the Donaghadee Road, continue through the roundabout unto the High Bangor Road, take right unto Ballycrochan Road, take right unto Cairnsville Road, take left unto Silverbirch Grove, take right unto Silverbirch Crescent and the property is along on the right hand side.

## CUSTOMER DUE DILIGENCE

As a business carrying out estate agency work we are required to verify the identity of both the vendor and the purchaser as outlined in the following:- The Money Laundering, Terrorist Financing and Transfer of Funds (Information on the Payer) Regulations 2017 - <http://www.legislation.gov.uk/ukxi/2017/692/made>



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