



ULSTER PROPERTY SALES

# UPS

**BANGOR BRANCH**

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BT20 4AC

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NETWORK STRENGTH - LOCAL KNOWLEDGE



## 15 MANOR AVENUE

Bangor BT20 3NG

- Ground Floor Apartment
- 2 Bedrooms
- Spacious Lounge
- uPVC Double Glazing
- Phoenix Gas Heating System
- Maple Kitchen
- White Shower Room
- Low outgoings
- No Onward Chain

| Energy Efficiency Rating                    |         |           |
|---|---------|-----------|
|   | Current | Potential |
| Very energy efficient - lower running costs |         |           |
| (92 plus) <b>A</b>                          |         |           |
| (81-91) <b>B</b>                            |         |           |
| (69-80) <b>C</b>                            |         |           |
| (55-68) <b>D</b>                            |         |           |
| (39-54) <b>E</b>                            |         |           |
| (21-38) <b>F</b>                            |         |           |
| (1-20) <b>G</b>                             |         |           |
| Not energy efficient - higher running costs |         |           |
| <b>Northern Ireland</b>                     | 75      | 78        |
| EU Directive 2002/91/EC                     |         |           |

**Offers Over £120,000**

# 15 Manor Avenue

, Bangor, BT20 3NG



## ACCOMMODATION

uPVC double glazed entrance door into ...

## ENTRANCE HALL

Laminated wood floor.

## LOUNGE

14'92 x 9'10" (4.27m x 3.00m)  
Laminated wood floor.

## BEDROOM 1

11'2" x 11'0" (3.40m x 3.35m)  
Laminated wood floor.

## BEDROOM 2

9'9" x 6'3" (2.97m x 1.91m)  
Built-in storage cupboard.

## KITCHEN

10'8" x 6'1" (3.25m x 1.85m)  
Range of maple high and low level cupboards and drawers with roll edge work surfaces. Built-in Hotpoint 4 ring hob and oven under. Extractor hood with integrated fan and light. Single drainer stainless steel sink unit with mixer taps. Plumbed for washing machine. Part tiled walls. Laminated wood floor.

## SHOWER ROOM

Comprising: Corner shower

with Aqualisha shower over. Vanity unit with inset wash hand basin and mixer taps. W.C. Part tiled walls.

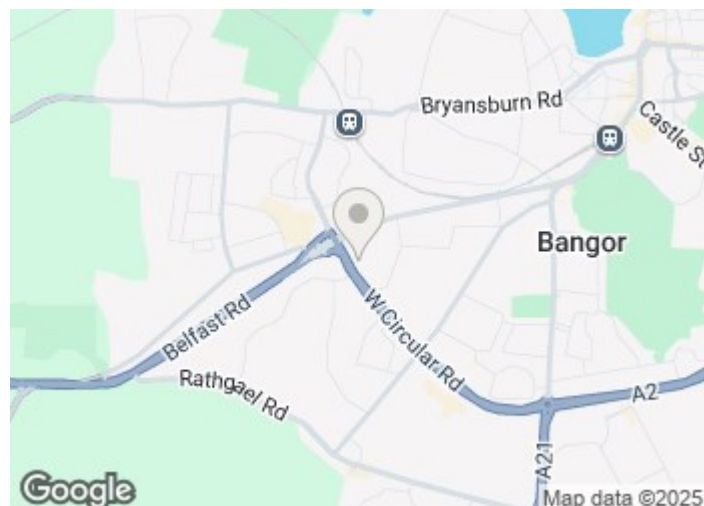
## OUTSIDE

## FRONT

Garden in lawn.

## REAR GARDEN

Garden in lawn.



## Directions





Floor Plan

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