

73 LINEN CRESCENT

Bangor BT19 7JW

- Ground Floor
- Open Plan Kitchen / Lounge
- Double Bedroom
- White Bathroom Suite
- Double Glazed Windows
- Communal Gardens and Car Parking
- Ideal Starter Home

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			
(81-91) B			
(69-80) C		76	77
(55-68) D			
(39-54) E			
(21-38) F			
(1-20) G			
Not energy efficient - higher running costs			
Northern Ireland		EU Directive 2002/91/EC	

Offers Over £85,000

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, Bangor, BT19 7JW



ACCOMMODATION

Entrance door with double glazed over panel.

ENTRANCE PORCH

Ceramic tiled floor.

OPEN PLAN KITCHEN/LOUNGE

14'9" x 14'8" into bay (4.50m x 4.47m into bay)

Cream gloss range of high and low level cupboards and drawers with roll edge work surfaces, concealed lighting. Integrated Indesit fridge/freezer, oven, hob and washer/dryer. Extractor canopy with integrated fan and light. 1 1/4 bowl stainless steel sink

unit. Part tiled walls in kitchen. Tiled floor in kitchen area. TV point. Outlook to the Green Park area.

INNER PORCH

Ceramic tiled floor. Built-in cupboard with gas mounted boiler.

BEDROOM 1

10'0" x 8'1" (3.05m x 2.46m)

BATHROOM

White suite comprising: Panelled bath with mixer taps and telephone hand shower. W.C. Wash hand basin with mixer taps and tiled splashback. Part tiled

walls around bath. Tiled floor. Extractor fan. 4 Downlights.

OUTSIDE

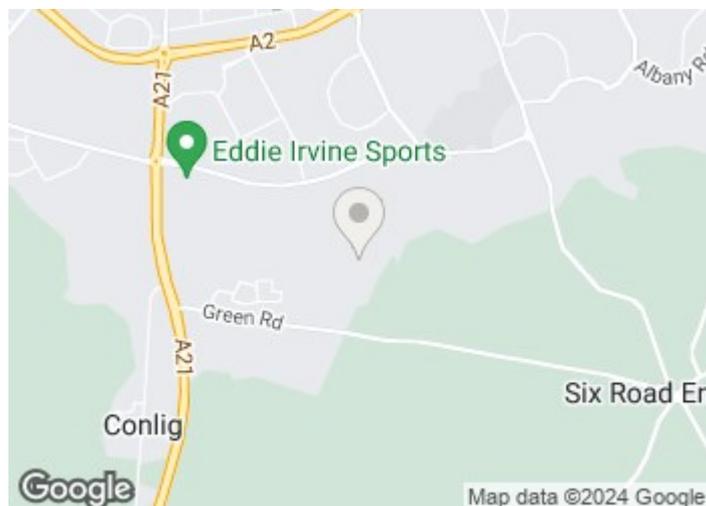
Communal gardens and parking. Outside store.

PLEASE NOTE

Management Charge:

Approximately £390.00 per annum

Ground Rent: Approximately £150.00 per annum

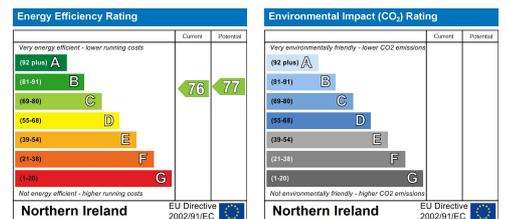


Directions



Floor Plan

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