



## 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) <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>	76	77
EU Directive 2002/91/EC		

**Offers Over £85,000**

# 73 Linen Crescent

, 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. 11/4 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

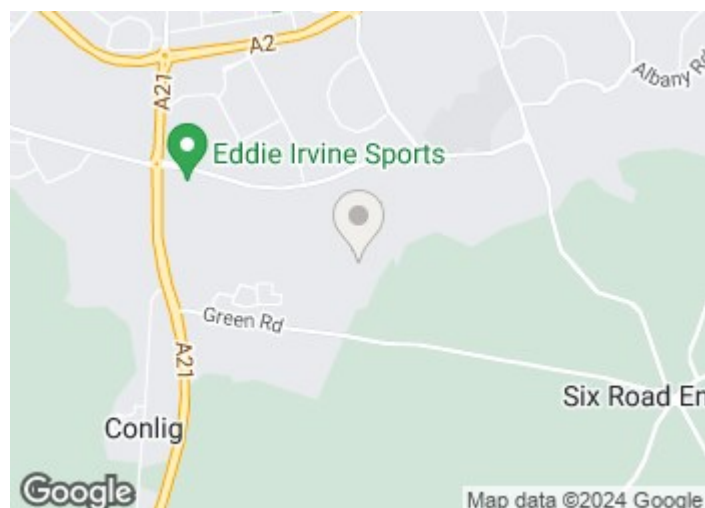
Communal gardens and parking. Outside store.

## PLEASE NOTE

Management Charge:

Approximately £390.00 per annum

Ground Rent: Approximately £150.00 per annum



## Directions





Floor Plan

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