

ULSTER PROPERTY SALES

UPS

BANGOR BRANCH

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NETWORK STRENGTH - LOCAL KNOWLEDGE



60 QUEENS PARADE, BANGOR, BT20 3BH

OFFERS OVER £355,000

If ever there was a home which deserved to be viewed so as to be fully appreciated this is it! Ulster Property Sales are delighted to offer for sale this period mid terrace property which offers all the character and charm that one would expect from a home of its era. Boasting a most prestigious address, convenience to all the town centre amenities and access to the shore for those who enjoy coastal walks this generously proportioned residence also provides versatile and adaptable accommodation and all with sea views. Upon inspection viewers will appreciate with wealth of reception space afforded by the spacious ground floor lounge, the serviceable kitchen with open plan living area and the handy utility room / washroom. On the first floor there are two bedrooms and a magnificent lounge which enjoys sea views. The second floor accommodation is further complimented by two further bedrooms one with en-suite and the front bedroom enjoying striking sea and marina views.



Key Features

- Period Town House
- 4 Bedrooms (Ensuite)
- Phoenix Gas Heating System
- White Bathroom Suite
- Immediate Possession
- Spectacular Sea Views
- 3 Reception Rooms
- Cream Kitchen
- Town Centre Living



ACCOMMODATION

Hardwood entrance door into

ENTRANCE PORCH

Half glazed door into

ENTRANCE HALL

Understairs storage cupboard.
Glazed double doors into ...

LOUNGE

15'11" x 10'10"

Cornice. Ceiling rose.

DINING AREA

13'0" x 10'10"

Cornice. Ceiling rose.

KITCHEN/SNUG

23'0" x 10'9" widening to
15'11"

Range of cream high and low level cupboards and drawers with butcher block effect roll edge work surfaces incorporating unit display cabinets. Built-in Beko ceramic hob and Hotpoint double oven under. Extractor hood with integrated fan and light. 11/2 tub single drainer stainless steel sink unit with mixer taps. 13 Downlights.

UTILITY ROOM

7'10" x 7'9"

Plumbed for washing machine.

WASH ROOM

Comprising: Pedestal wash hand basin with mixer taps. W.C. Laminated wood floor.

STAIRS TO LANDING

Double glazed Velux window. 2 Downlights. Cornice.

BEDROOM 1

15'4" x 11'0"

Access to roofspace.

BATHROOM

White suite comprising: Panelled bath with mixer tap and telephone shower attachment. Vanity unit with inset wash hand basin. W.C. Corner shower Thermostatic shower over. 3 Downlights. Built-in extractor fan. Heated towel rail.

FAMILY ROOM

17'3" x 15'11" into bay

Ceiling rose. Cornice. TV point.

BEDROOM 2

13'2" x 11'1"

Cornice.

STAIRS TO LANDING

BEDROOM 3

10'11" widening to 17'2" x 13'0" narrowing to 6'7"

TV point.

ENSUITE

Comprising: Corner shower with Triton T70 electric shower. Pedestal wash hand basin. W.C. 3 Downlights. Built-in extractor fan. Tiled effect laminated wood floor.

BEDROOM 4

13'32 x 11'1"

OUTSIDE

REAR YARD

Tap. Light.












Energy Efficiency Rating

	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C	68	69
(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 	

Questions you may have. **Which mortgage would suit me best?**

How much deposit will I need? What are my monthly repayments going to be?

To answer these and other mortgage related questions contact our mortgage advisor on 028 9127 1185.

Your home may be repossessed if you do not keep up repayments on your mortgage.

We DO NOT charge for initial mortgage consultations. We may charge a fee on completion depending on circumstances. Our typical fee is £250, however, please confirm with Mortgage Consultant at time of appointment.

Please note that we have not tested the services or systems in this property. Purchasers should make/commission their own inspections if they feel it is necessary.

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