

## 22 SHAFTESBURY ROAD

Bangor BT20 3GD

- 3 Bedrooms
- Spacious Lounge
- Kitchen / Living Area
- Double Glazing
- Phoenix Gas Heating System
- White Bathroom Suite
- Well Presented Throughout
- Handy Location
- 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	75
		EU Directive 2002/91/EC

**Offers Over £185,000**

# 22 Shaftesbury Road

, Bangor, BT20 3GD



## ACCOMMODATION

### WASH ROOM

Comprising: Pedestal wash hand basin. W.C. Built-in extractor fan.

### LOUNGE

14'8" x 11'4" (4.47m x 3.45m)

Open fireplace with gas fire, granite surround and hearth with oak mantel.

### DINING AREA

12'3" x 8'9" (3.73m x 2.67m)

Understairs storage cupboard. Laminated wood floor. Open plan to ...

## KITCHEN

11'4" x 8'9" (3.45m x 2.67m)

Range of cream high and low level cupboards and drawers with roll edge work surfaces. Extractor hood with integrated fan and light. Single drainer stainless steel sink unit with mixer taps.

Plumbed for washing machine. 4 Downlights. Part tiled walls.

## STAIRS TO LANDING

### BEDROOM 1

12'4" x 11'4" (3.76m x 3.45m)

### BEDROOM 2

11'4" x 11'2" (3.45m x 3.40m)

## BEDROOM 3

8'9" x 7'10" (2.67m x 2.39m)

## BATHROOM

White suite comprising: Panelled bath with mixer taps and telephone shower attachment. Pedestal wash hand basin. W.C. Part tiled walls. Ceramic tiled floor. Built-in extractor fan. Built-in storage cupboard.

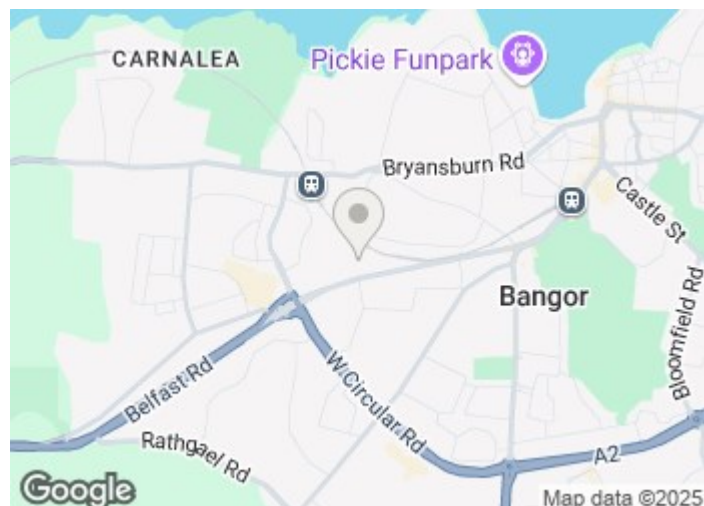
## OUTSIDE

### FRONT

Garden in lawn.

### REAR

Enclosed garden in lawn. Tap. Light. Allocated car parking space.



## Directions





Floor Plan

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