



ULSTER PROPERTY SALES

# UPS

**BANGOR BRANCH**

88 Main Street, Bangor, County Down,  
BT20 4AC

**028 9127 1185**

bangor@ulsterpropertysales.co.uk

NETWORK STRENGTH - LOCAL KNOWLEDGE



## 44 BALLYMACORMICK AVENUE

Bangor BT19 6AY

- 2 Bedrooms
- Spacious Lounge
- uPVC Double Glazing
- Oil Fired Heating System
- Kitchen
- White Bathroom Suite
- 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>	51	70
EU Directive 2002/91/EC		

**Offers Over £150,000**

# 44 Ballymacormick Avenue

, Bangor, BT19 6AY



## ACCOMMODATION

uPVC double glazed entrance door into ...

## ENTRANCE PORCH

6 Pane half glazed door into ...

## ENTRANCE HALL

Built-in cloaks cupboard. Built-in hotpress with lagged copper cylinder and Willis type immersion heater. 6 Pane half glazed door into ...

## LOUNGE

17'0" x 10'11" (5.18m x 3.33m)  
Open fireplace with cast iron surround with ornamental tiled insets, slate hearth and mahogany mantel.

## BEDROOM 1

12'1" x 10'1" to wardrobe (3.68m x 3.07m to wardrobe)  
Range of built-in wardrobes with mirrored sliding doors.

## BEDROOM 2

10'6" x 8'11" (3.20m x 2.72m)  
6 Pane half glazed door into ...

## KITCHEN

14'5" x 9'4" (4.39m x 2.84m )  
Range of white high and low level cupboards and drawers with roll edge work surfaces incorporating unit display cabinets. 11/2 tub single drainer sink unit with mixer taps. Plumbed for washing machine.

## BATHROOM

White suite comprising: Panelled bath. Pedestal wash hand basin. W.C. Tiled walls.

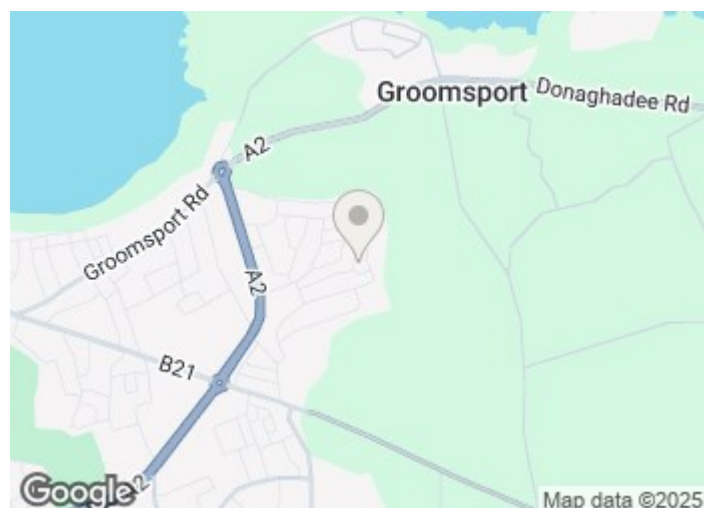
## OUTSIDE

## FRONT

Garden in lawn.

## REAR

Garden in lawn. Boiler house. PVC oil tank. Light.



## Directions





Floor Plan

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