

## 44 ALBERT STREET

Bangor BT20 5EF

- 4 Bedrooms
- 2 Reception Rooms
- uPVC Double Glazing
- Phoenix Gas Heating System
- Kitchen
- White Shower Room Suite
- Central 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>	67	74
		EU Directive 2002/91/EC

**Offers Over £115,000**

# 44 Albert Street

, Bangor, BT20 5EF



## ACCOMMODATION

uPVC double glazed entrance door into ...

## ENTRANCE PORCH

15 Pane glazed door into ...

## ENTRANCE HALL

Laminated wood floor.

## FAMILY ROOM

10'0" x 9'8" (3.05m x 2.95m)

Open fireplace with tiled surround and hearth. Laminated wood floor.

## LOUNGE

11'4" x 10'0" (3.45m x 3.05m)

Open fireplace with brick surround and tiled hearth. Laminated wood floor.

## KITCHEN

10'11" x 7'1" (3.33m x 2.16m)

Range of red painted 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. Part tiled walls. Ceramic tiled floor.

## STAIRS TO LANDING

## SHOWER ROOM

Comprising: Corner shower with Triton electric shower. Pedestal wash hand basin. W.C. Tiled walls. Ceramic tiled floor. Built-in storage cupboard.

## BEDROOM 1

13'7" x 11'4" (4.14m x 3.45m)

## BEDROOM 2

9'8" x 8'0" (2.95m x 2.44m)

## FIXED STAIRCASE TO LANDING

## BEDROOM 3

13'7" x 9'5" at widest pt (4.14m x 2.87m at widest pt)  
Double glazed Velux window.

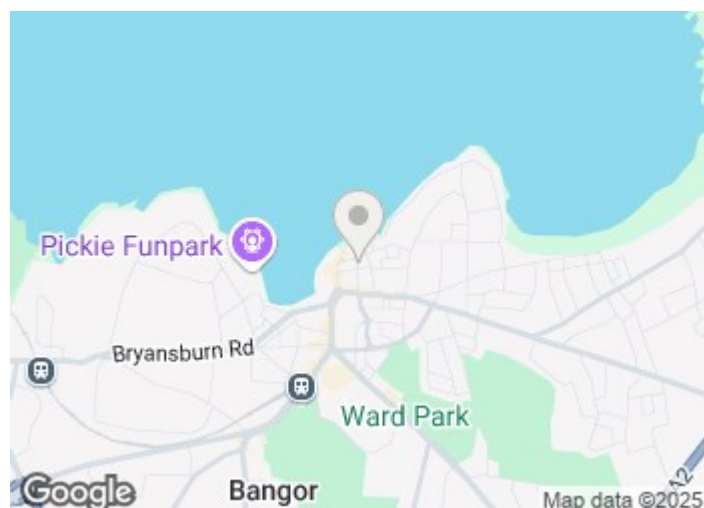
## BEDROOM 4

11'1" x 7'10" (3.38m x 2.39m)  
Double glazed Velux window.

## OUTSIDE

## REAR YARD

Light. Garden in paving with shrubs.



## Directions





Floor Plan

These particulars, whilst believed to be accurate are set out as a general outline only for guidance and do not constitute any part of an offer or contract. Intending purchasers should not rely on them as statements of representation of fact, but must satisfy themselves by inspection or otherwise as to their accuracy. No person in this firms employment has the authority to make or give any representation or warranty in respect of the property.

