

ULSTER PROPERTY SALES

# UPS

**RENTALS - BANGOR**

88 Main Street, Bangor, BT20 4AG

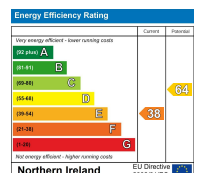
028 9070 1000

rentals@ulsterpropertysales.co.uk

NETWORK STRENGTH - LOCAL KNOWLEDGE



**4 SPRINGHILL AVENUE, BANGOR, BT20 3NT**



**OFFERS OVER £275,000**





Big is beautiful as is the case with this detached chalet bungalow, as the addition of the roofspace conversion adds the space and volume of accommodation that will prove advantageous to the growing family. The overall accommodation is comfortably presented and incorporates flexibility of use that's so important in a changing family environment. It will come as a pleasant additional feature that the area fuses together a balanced combination of privacy and convenience, which brings schools, shopping and public transport etc well within acceptable distance. No doubt you will accept the price indicates a serious intension to sell, so why not grasp the moment and discover the home you really want to own, at a price that makes it difficult to refuse.



## Key Features

- Converted Detached Bungalow
- 2 Reception Rooms
- 3 Bedrooms
- uPVC Double Glazing
- Oak Kitchen
- Oil Fired Heating System
- Ground Floor Shower Room / Upstairs Bathroom
- Detached Garage
- Mature Gardens
- No Onward Chain



## ACCOMMODATION

### COVERED PORCH

uPVC double glazed entrance door into ...

### ENTRANCE PORCH

15 Pane glazed door into ...

### ENTRANCE HALL

Built-in cloaks cupboard. Built-in Hotpress with lagged copper cylinder and immersion heater.

### LOUNGE

21'8" x 11'11" narrowing to 8'10"  
Open fireplace with tiled surround and hearth.

### KITCHEN

10'8" x 8'9"  
Range of oak effect high and low level cupboards and drawers with roll edge work surfaces. Built-in Zanussi 4 ring hob and oven under. Extractor canopy with integrated fan and light. Single drainer stainless steel sink unit with mixer taps. Part tiled walls.

### CONSERVATORY

13'6" x 9'2"  
uPVC double glazed French doors to rear. Ceramic tiled floor. Plumbed for washing machine.

### BEDROOM 1

12'11" x 10'7"  
built-in wardrobe

### BEDROOM 2

12'10" x 8'10"

### BEDROOM 3/DINING ROOM

9'4" x 7'10"

### SHOWER ROOM

Comprising: Corner shower with Thermostatic shower over. Vanity unit with inset wash hand basin and mixer taps. W.C. Tiled walls. Ceramic tiled floor. Built-in extractor fan.

### STAIRS TO LANDING

### BEDROOM 4

12'9" x 11'2"  
Double glazed Velux window.

### BATHROOM

White suite comprising: Pine panelled bath. Vanity unit with inset wash hand basin. W.C. Part panelled walls. Pine ceiling. Built-in storage cupboards. Access to eaves storage. Double glazed Velux window.

### OUTSIDE

### DETACHED GARAGE

17'6" x 9'3"  
Up and over door. Light and power.

### FRONT

Garden in lawn.

### REAR

Garden in lawn with trees and shrubs. Boiler house. PVC oil tank., Tap.





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 Partner Jonathan Collins on .

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. 18333585**

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.

ULSTERPROPERTYSALES.CO.UK

ANDERSONSTOWN  
028 9060 5200  
BALLYHACKAMORE  
028 9047 1515  
BALLYNAHINCH  
028 9756 1155

BANGOR  
028 9127 1185  
CARRICKFERGUS  
028 9336 5986  
CAVEHILL  
028 9072 9270

DONAGHADEE  
028 9188 8000  
DOWNPATRICK  
028 4461 4101  
FORESTSIDE  
028 9064 1264

GLENGORMLEY  
028 9083 3295  
MALONE  
028 9066 1929  
NEWTOWNARDS  
028 9181 1444

RENTAL DIVISION  
028 9070 1000



Jonathan Collins trading under licence as Ulster Property Sales (North Down)  
©Ulster Property Sales is a Registered Trademark