



83 MORSTON PARK, BANGOR, BT20 3ER

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower energy costs	A		
Energy efficient	B		
Decent energy efficiency	C		
Some energy efficiency	D		
Low energy efficiency	E		
Very low energy efficiency	F	33	
Not energy efficient - higher energy costs	G		

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Northern Ireland EU Directive 2002/91/EC

OFFERS OVER £185,000



The strong basic spec of Central heating, double glazing and garage lends this detached property towards the advantages of a sympathetic upgrade that will produce a home of quality comfort and enhanced value. The present format offers well balanced accommodation located within the ring road, which gives convenience to a variety of town centre amenities. With the low maintenance appeal of a red brick finish and the confidence of buying into a matured well established location makes the combined associated attributes of this property both appealing and necessary for the enjoyment of a modern lifestyle. As actions speak better than words it would be our recommendation you act now to secure your future property needs; arrange a viewing today!



Key Features

- 3 Bedrooms
- Lounge
- Kitchen / Dining Area
- uPVC Double Glazing
- Oil Fired Heating System
- White Shower Room
- Detached Garage
- Corner Site
- No Onward Chain



ACCOMMODATION

Half opaque uPVC double glazed entrance door with opaque uPVC double glazed side panel into ...

ENTRANCE HALL

Telephone point.

WASH ROOM

Comprising: Pedestal wash hand basin. W.C.

LOUNGE

16'6" x 11'2"
Open fireplace with tiled surround and hearth with granite inset and mahogany mantel. TV point. Laminated wood floor.

KITCHEN/DINING AREA

17'6" x 8'10"
Range of high and low level cupboards and drawers with roll edge work surfaces incorporating unit display cabinets. Extractor hood with integrated extractor fan and light.

FIRST FLOOR

Built-in hotpress with insulated copper cylinder and Willis type immersion heater.

BEDROOM 1

12'10" x 8'8"
Built-in wardrobe.

BEDROOM 2

11'3" x 9'6"
Built-in wardrobe.

BEDROOM 3

9'5" x 8'7"
Built-in wardrobe. Telephone point.

BATHROOM

White suite comprising: Corner shower with Redring Expressions electric shower unit. Vanity unit with inset wash hand basin and mixer taps. W.C. Tiled walls. Ceramic tiled floor. 2 Low voltage downlights. Chrome heated towel rail.

OUTSIDE

DETACHED GARAGE

16'8" x 10'11"
Up and over door. Light and power. Plumbed for washing machine. Car port.

FRONT & SIDE

Garden in crazy paving. Light.

ENCLOSED REAR

Garden in crazy paving. Tap and sensor light. Boiler house and PVC oil tank.





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 Faith Stead 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. 18338462

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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