




## 13 GRANGE AVENUE

Bangor BT20 3QF

- 4 Bedrooms
- 2 Reception Rooms
- uPVC Double Glazing
- Phoenix Gas Heating System
- Beech Kitchen
- White Bathroom Suite
- Attached Garage
- Large Site
- 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>	68	76
EU Directive 2002/91/EC		

**Offers Over £325,000**



# 13 Grange Avenue

, Bangor, BT20 3QF



## ACCOMMODATION

Covered porch with light. Composite entrance door with opaque uPVC double glazed side panels into ...

## ENTRANCE HALL

Built-in cloaks cupboard. Built-in hoptress with lagged copper cylinder and Willis type immersion heater.

## LOUNGE

15'11" x 12'1" (4.85m x 3.68m)

Open fireplace with granite surround and hearth, marble mantel. Cornice.

## FAMILY ROOM

23'2" x 12'0" narrowing to 9'1" (7.06m x 3.66m narrowing to 2.77m)

uPVC double glazed patio door to rear.

## INNER HALL

Ceramic tiled floor.

## WASH ROOM

Comprising: Pedestal wash hand basin and mixer taps. W.C. Ceramic tiled floor.

## KITCHEN

14'10" x 9'6" (4.52m x 2.90m)

Range of beech high and low level cupboards and drawers with roll edge work surfaces incorporating unit display cabinets. Baumatic 5 ring gas hob and oven. Stainless steel extractor canopy with integrated fan and light. Ceramic tiled floor.

## BEDROOM 1

12'7" x 9'1" (3.84m x 2.77m)

Range of built-in wardrobes.

## BEDROOM 2

12'1" x 10'7" (3.68m x 3.23m)

Range of built-in mirrored wardrobes. Dado. Cornice.

## BEDROOM 3

12'0" x 7'5" (3.66m x 2.26m)

## BEDROOM 4

10'6" x 7'0" (3.20m x 2.13m)

## BATHROOM

White suite comprising: Panelled bath with mixer tap and telephone shower attachment. Corner shower with Mira Excel shower over. Vanity unit with inset wash hand basin and mixer taps. W.C. Tiled walls. Ceramic tiled floor. 4 Downlights.

## OUTSIDE

## ATTACHED GARAGE

17'3" x 9'1" (5.26m x 2.77m)

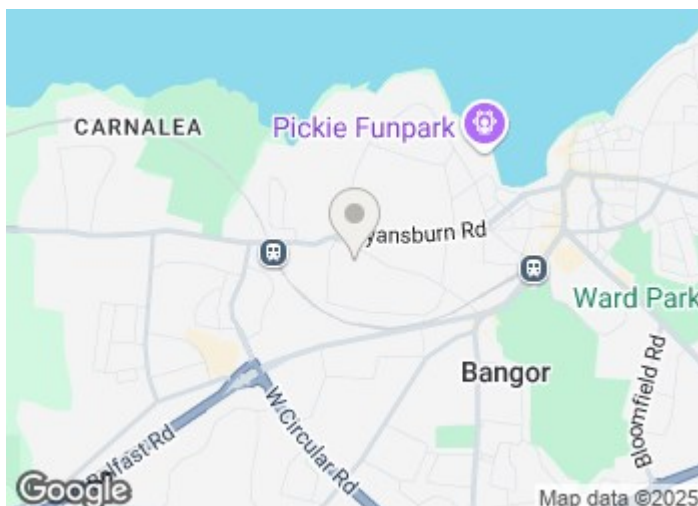
Roller door. Light and power. Sensor light.

## FRONT

Garden in lawn.

## REAR

Enclosed garden in lawn with hedges, trees and shrubs. Basement storage.



## 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.

