



OFFERS AROUND

**£168,000**

113 Silverbirch Road  
Bangor  
BT19 6FA



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**PINKERTONS**

Sales, Lettings and Property Management



**Discover comfortable family living in this conveniently located three-bedroom semi detached property, within the catchment of both Kilmaine and Ballymagee Primary Schools.**

Nestled in a desirable residential area and within the catchment of Kilmaine Primary School and Ballymagee Primary School, this three - bedroom semi-detached property offers a comfortable family lifestyle. The master bedroom features an ensuite, while the open-plan kitchen with dining area and

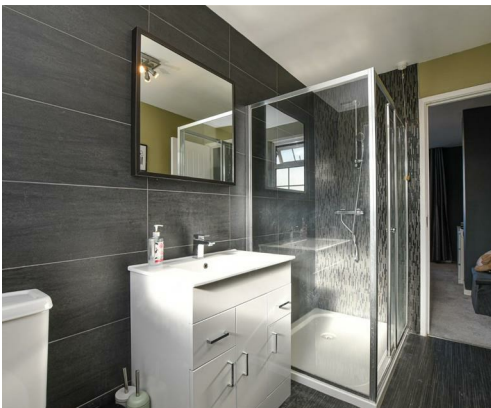
French Doors into the garden provides a cosy space for gatherings.

Recently fitted within the last 2 years, the modern kitchen adds a touch of contemporary convenience. Although some minor cosmetic repairs are needed, this

property presents excellent value for money. If you're searching for a well-located home with potential, don't miss out on this opportunity. Enquire now to find out more and envision the possibilities of making this property your own.



# PROPERTY FEATURES



## THIS PROPERTY COMPRISES

### Hallway

6'1" x 12'1"

uPVC front door, wood laminate floor.

### Storage

2'6" x 6'1"

### Living Room

14'4" x 13'10"

Wood laminate floor, recessed spotlights, front view aspect with curved panoramic windows.

### Kitchen

20'5" x 10'1"

Contemporary white high gloss kitchen with excellent range of high and low level units, granite effect work surfaces, white ceramic 1 1/2 bowl sink unit with mixer tap, integrated microwave, integrated dishwasher, integrated fridge, integrated freezer, island with undercounter double oven and induction hob, Vaillant boiler, ceramic tiled floor, recessed spotlights, uPVC French patio doors leading out to rear garden.

### First Floor

#### Bedroom 1

10'3" x 12'11"

Front view aspect, recessed spotlights.

#### En-suite

5'10" x 10'1"

Modern white suite comprising of large shower enclosure with sliding glass doors, vanity unit with mixer tap, low flush WC, vinyl flooring, partly tiled walls, extractor fan, recessed spotlights.

#### Bedroom 2

9'7" x 9'9"

Front view aspect.

### Bedroom 3

10'1" x 7'3"

Rear view aspect.

### Bathroom

6'7" x 10'1"

Modern white suite comprising of panelled bath with mixer tap and telephone handle shower head, pedestal wash hand basin with mixer tap, low flush WC, storage cupboard, ceramic tiled floor, recessed spotlights, extractor fan

### Storage

2'5" x 2'5"

### Outside Front

Driveway to side, lawn area with border planting, outside light.

### Outside Rear

Patio area leading to lawn, vertical boundary fencing, outside water tap, outside light.

### REQUIRED INFO UNDER TRADING STANDARDS GUIDANCE

Tenure - Understood To Be Leasehold

Ground Rent - Understood To Be Approximately £30 Per Annum

Current Rates - Understood To Be Approximately £915 Per Annum

### Directions

At Donaghadee Road roundabout about take turn off for A2 East Circular Road, turn left onto Robinson Road. At the end of the road turn right at junction onto Silverbirch Road, property is located on the left hand side.

- Semi Detached  
Property In Popular Residential Area
- Good Sized Lounge  
With Feature Curved Panoramic Windows
- Modern White High Gloss Kitchen With  
Range Of Integrated Appliances
- Three Bedrooms On  
First Floor Level
- En-suite To Master  
Bedroom
- Family Bathroom  
With White Suite And  
Panelled Bath
- Drive Way To Side Of  
Property For Several  
Vehicles
- Low Maintenance  
Garden To Rear Of  
Property With Patio  
And Lawn Area
- uPVC Double Glazed
- Gas Fired Central  
Heating



FLOOR PLANS



Energy Efficiency Rating

The rating for this property is:

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			
(81-91) B			
(69-80) C		73	73
(55-68) D			
(39-54) E			
(21-38) F			
(1-20) G			
Not energy efficient - higher running costs			
Northern Ireland		EU Directive 2002/91/EC	

\* For your information: The UK average rating is 'E50'.



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