



**44 WESTMORELAND CRESCENT, BANGOR, BT20
3ND**

OFFERS OVER £199,950

It's always a pleasure to find a home that people will appreciate for its homely comforts. That being the case welcome to 44 Westmoreland Crescent, where you'll find an excellent family size home that offers good standards of fixtures and fitting and a pleasing to the eye presentation. Younger members of the family could be afforded an extra degree of freedom due to the cul de sac location and the near traffic free environment it provides. Any retail amenities are readily to hand including Clondeboy Retail Park and Springhill Shopping Centre and commuting to either Belfast or Newtownards is easily achieved. Accept an invitation to view it now and discover a home that so suitably fills your expectations of perfect.



Key Features

- 3 Bedrooms
- Modern Grey Kitchen
- Phoenix Gas Heating System
- Detached Garage
- Well Presented Throughout
- Spacious Lounge
- White Shower Room
- uPVC Double Glazing
- Cul De Sac



ACCOMMODATION

uPVC double glazed entrance door with leaded glass light and uPVC double glazed side panels into ...

ENTRANCE HALL

Laminated wood floor. Understairs storage cupboard. 8 Pane glazed door with bevelled glass into ...

LOUNGE

12'6" x 9'11"

Laminated wood floor.

KITCHEN/DINING AREA

16'4" x 12'0"

Range of grey fronted high and low level cupboards and drawers with roll edge work surfaces incorporating unit display cabinet. 1 1/2 tub single drainer stainless steel sink unit with mixer taps. Plumbed for washing machine. Black extractor canopy with integrated extractor fan and light. Tiled walls. Laminated wood floor. Anthracite heated towel rail. uPVC double glazed French doors leading to rear.

STAIRS TO LANDING

BEDROOM 1

12'10" x 9'5"

Built-in wardrobe. Built-in storage cupboard.

BEDROOM 2

10'2" x 9'8"

Built-in wardrobe.

BEDROOM 3

9'9" x 6'8" with door recess

Built-in wardrobe.

SHOWER ROOM

White suite comprising: Corner shower with thermostatic shower over. Pedestal wash hand basin. W.C. PVC panelled ceiling. Black heated towel rail

OUTSIDE

DETACHED GARAGE

17'11" x 8'6"

Up and over door. Light and power.

FRONT

Garden in lawn with shrubs. Lights.

REAR

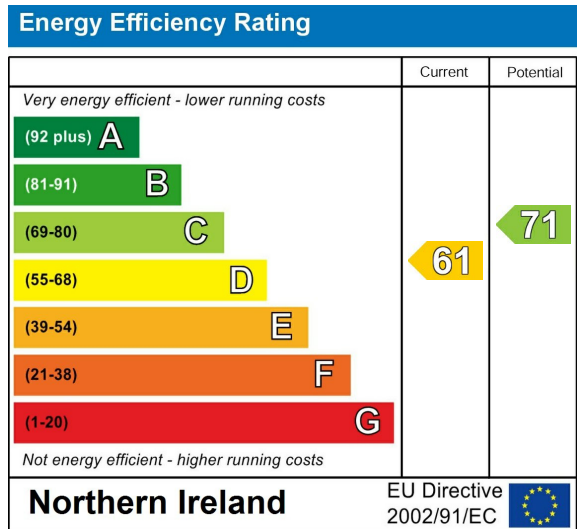
Enclosed garden in pavestones. Tap. Sensor light.











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 our mortgage advisor on 028 9127 1185.

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.

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

BALLYNAHINCH
028 9756 1155

CAUSEWAY COAST
0800 644 4432

FORESTSIDE
028 9064 1264

NEWTOWNARDS
028 9181 1444

BALLYHACKAMORE
028 9047 1515

BANGOR
028 9127 1185

CAVEHILL
028 9072 9270

GLENGORMLEY
028 9083 3295

RENTAL DIVISION
028 9070 1000

BALLYMENA
028 2565 7700

CARRICKFERGUS
028 9336 5986

DOWNPATRICK
028 4461 4101

MALONE
028 9066 1929



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