

ULSTER PROPERTY SALES

# UPS

**BANGOR BRANCH**

88 Main Street, Bangor, County Down,  
BT20 4AG

028 9127 1185

bangor@ulsterpropertysales.co.uk

NETWORK STRENGTH – LOCAL KNOWLEDGE



**18 GRANGE PARK, BANGOR, BT20 3QG**

**OFFERS OVER £199,950**

When it comes to appeal this extended semi detached home offers a wealth of attractive features such as its location in a cul de sac, that will appeal to those with a young family, yet offering access to public transport for those on the daily commute to and from Belfast and excellent primary schools. With so many plus factors on hand this surely is a home of instant appeal and therefore worthy of immediate viewing to ensure your house hunting dreams are fulfilled. Make that viewing appointment and look forward to a home that instills pride of ownership.



## Key Features

- Extended Semi
- 2 Reception Rooms
- uPVC Double Glazing
- Bathroom With Seperate Shower
- Cul De Sac
- 3 Bedrooms
- Spacious Kitchen
- Oil Fired Heating System
- Detached Garage
- Immediate Possession



### ACCOMMODATION

uPVC double glazed entrance door with opaque uPVC double glazed entrance door into ...

### ENTRANCE HALL

Built-in cloaks cupboard.

### LOUNGE

16'4" x 10'5"

Mock fireplace with electric fire. Tiled surround and hearth. Cornice.

### DINING AREA

8'11" x 6'10"

### SNUG

9'8" x 9'6"

### WASH ROOM

Vanity unit with inset wash hand basin and mixer taps. W.C.

### KITCHEN

19'9" x 11'10"

Range of high and low level cupboards and drawers with roll edge work surfaces. Built-in Nordmende ceramic 4 ring hob and Creda double oven. Extractor hood with Ignis integrated fan and light. 1 1/2 tub single drainer stainless steel sink unit with mixer tap. Plumbed for washing machine. Tiled walls.

### STAIRS TO LANDING

### BEDROOM 1

12'6" x 10'5"

2 Wall light points.

### BEDROOM 2

10'8" x 8'11" widening to 10'5" into door recess 1

### BEDROOM 3

9'8" x 7'11"

Hotpress with insulated copper cylinder and immersion heater.

### BATHROOM

Coloured suite comprising: Panelled bath. Pedestal wash hand basin. W.C. Shower cubicle with Thermostatic shower. Tiled walls.

### OUTSIDE

### DETACHED GARAGE

16'11" x 9'6"

Roller door. Light and power. Oil fired boiler.

### FRONT

Garden in lawn with hedges.

### REAR

Enclosed garden in lawn with hedges. Paved patio area. Tap. Light. PVC oil tank.

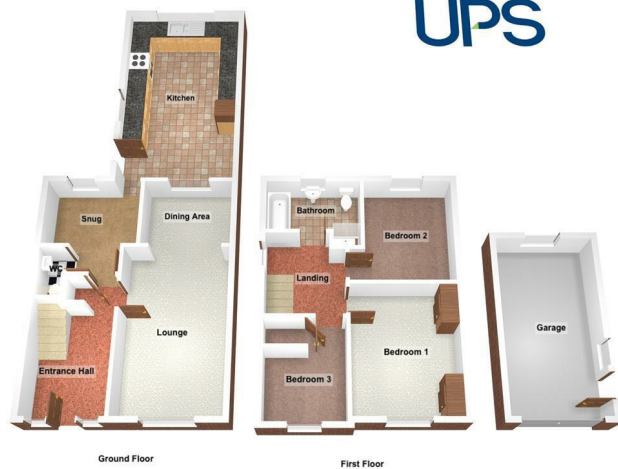








18 Grange Park, BANGOR, BT20 3QG



Total Area: 98.7 m<sup>2</sup> ... 1063 ft<sup>2</sup> (excluding garage)  
All measurements are approximate and for display purposes only

### 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>		<b>59</b>
(39-54) <b>E</b>	<b>41</b>	
(21-38) <b>F</b>		
(1-20) <b>G</b>		
Not energy efficient - higher running costs		
<b>Northern Ireland</b>	EU Directive 2002/91/EC	

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  
BALLYHACKAMORE  
028 9047 1515  
BALLYMENA  
028 2565 7700

BALLYNAHINCH  
028 9756 1155  
BANGOR  
028 9127 1185  
CARRICKFERGUS  
028 9336 5986

CAUSEWAY COAST  
0800 644 4432  
CAVEHILL  
028 9072 9270  
DOWNPATRICK  
028 4461 4101

FORETSIDE  
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