

simon**BRIEN**
RESIDENTIAL

12 Evesham Lane,
Bangor, BT19 1FU



Asking Price £229,950

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KEY FEATURES

- Semi-detached property constructed in 2019
- Living room with multi-fuel stove
- Large kitchen, living and dining space with double doors to patio and gardens
- Fully fitted kitchen with integrated appliances and storage cupboard
- Three good sized bedrooms
- Bedroom one with ensuite
- Bathroom on first floor
- Downstairs cloakroom
- Floored roofspace accessed via slingsby ladder
- New floors, painted and kitchen in 2023
- Gas central heating
- Double glazed windows
- Two allocated parking spaces to the front
- Enclosed rear garden to rear laid in lawns with patio space
- Convenient location close to the A2 for commuters, Springhill Shopping Complex and Bangor town centre

SUMMARY

12 Evesham Lane is a three bedroom semi-detached property located off the Old Belfast Road as you come into Bangor. Built in 2019 these houses were constructed to a high standard and have an attractive red brick and render finish.

The accommodation comprises of a welcoming entrance hall with WC; living room with multi-fuel stove; large kitchen, living and dining space to the rear with patio double doors which open to the gardens. On the first floor there are three generous bedrooms, bedroom one has an en suite shower room and a family bathroom services the other bedrooms.

The property benefits from gas central heating and double glazed windows. To the front are two private parking spaces. To the rear is an enclosed garden laid in lawns with a patio space.

Located in a highly convenient location close to Springhill Shopping Complex, the A2 for commuters to Belfast and walking distance to Bangor town centre.



THE PROPERTY COMPRISES:

GROUND FLOOR

PVC panelled entrance door to Entrance Hall.



ENTRANCE HALL:

Wood laminate floor.



CLOAKROOM:

Low flush WC, wash hand basin, tiled floor.

LIVING ROOM:
17' 9" x 11' 10" (5.41m x 3.61m) Max.

Free standing wood burning stove with polished granite hearth, wood laminate floor.



KITCHEN/DINING:
19' 3" x 11' 9" (5.87m x 3.58m)

Excellent range of high and low level fitted units, stainless steel sink unit with mixer taps, gas hob with stainless steel extractor hood, integrated double oven, integrated dishwasher, integrated fridge freezer, plumbed for washing machine, dining space for 4-6 people, tiled floor, PVC glazed double opening doors to rear, storage cupboard.



FIRST FLOOR

LANDING:

Storage cupboard with gas boiler and shelving, access to fully floored roofspace accessed via Slingsby ladder.



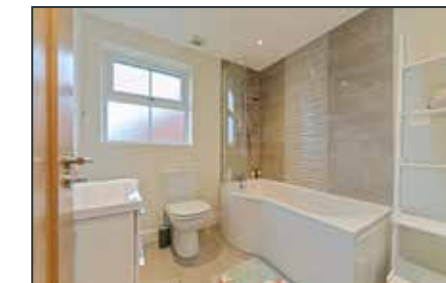


BEDROOM (1):
12' 0" x 10' 8" (3.66m x 3.25m)



BATHROOM:

Low flush WC, wash hand basin with vanity drawer below, panelled bath with mixer taps and shower fittings, tiled floor, partly tiled walls, recessed lighting, chrome heated towel rail.



ENSUITE:

Low flush WC, wash hand basin, fully tiled shower with chrome thermostatic controls, tiled floor, chrome heated towel rail.



OUTSIDE

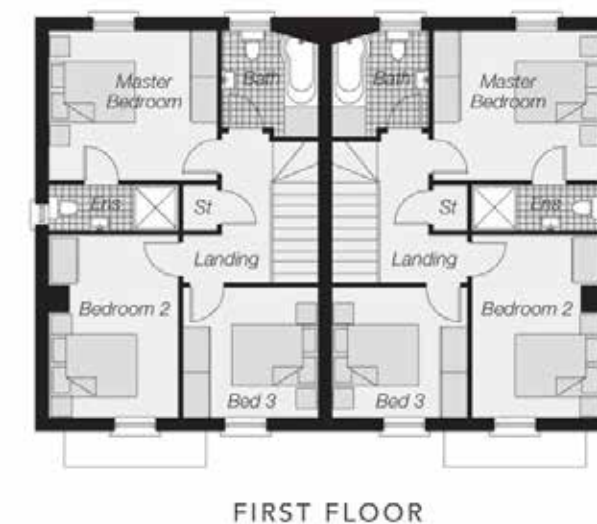
Rear
Enclosed rear garden laid in lawns.

Front
Parking for two cars.



BEDROOM (2):
13' 0" x 9' 3" (3.96m x 2.82m)

BEDROOM (3):
9' 8" x 9' 4" (2.95m x 2.84m)



Location



Financial Advice

If you are moving house or investing in property, we can put you in touch with an independent financial advisor. This is a free, no obligation service, so why not contact us to see what they have to offer.



Website

View all our properties on-line or check how your home is selling. Our website is updated every 30 minutes. Visit our website at www.simonbrien.com



Lettings Department

Simon Brien Residential have an experienced and professional lettings department who offer a comprehensive lettings service. Contact our team, without obligation, on **028 9066 8888**



REF: TB/F/24/AN



Score	Energy rating	Current	Potential
92+	A		
81-91	B	82 B	82 B
69-80	C		
55-68	D		
39-54	E		
21-38	F		
1-20	G		

EPC REF: 0769-5037-0306-7708-1934

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