

**Tim Martin**  
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**Apartment 3**  
**2-6 Birch Lane**  
**Saintfield**  
**BT24 7FP**

**Offers Around**  
**£160,000**

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## SUMMARY

A spacious, tastefully presented first floor apartment, in this much sought after development in Saintfield.

The apartment includes, open plan lounge and a luxuriously appointed kitchen, master bedroom en suite and a second bedroom adjacent to the principal bathroom.

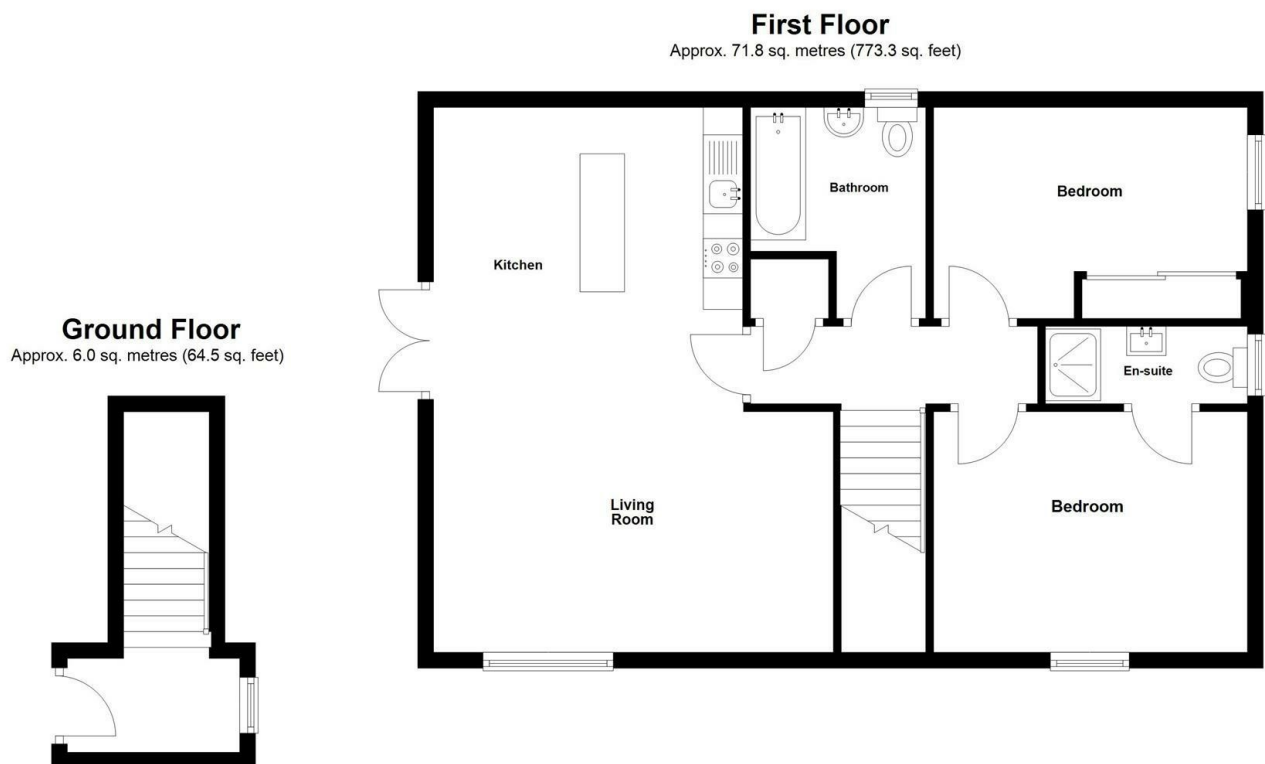
Fitted with double glazing and oil fired central heating, the apartment enjoys the benefit of a delightful private garden and two designated parking spaces to the side.

The property is approached from its own private entrance leading to the first floor and enjoys the benefit of a floored roofspace providing additional storage space.

The apartment is ideally situated within easy walking distance of the shops, churches and amenities in Saintfield and public transport is a short walk from the property.

## FEATURES

- Spacious Tastefully Presented First Floor Apartment
- Open Plan Lounge And Luxuriously Appointed Kitchen
- Two Bedrooms Including Master Bedroom En Suite
- Principal Bathroom
- Partially Floored Roofspace
- Enclosed Garden To Side
- Two Designated Car Parking Spaces
- Approached By Its Own Private Entrance
- Within Easy Walking Distance Saintfield Village and Public Transport
- Ideal For The First Time Buyer Or Those Wishing To Downsize



Total area: approx. 77.8 sq. metres (837.9 sq. feet)

**Entrance Hall**

Porcelain flagged floor; stairs to first floor.

**Landing**

Built-in cloak cupboard.

**Lounge / Kitchen 22'11 x 16'7 (6.99m x 5.05m)**

Ceramic and porcelain flagged floors; tv aerial connection point; semi-vaulted ceiling with LED spot lighting; glazed patio door; floor level cupboards and formica worktops; integrated Normende electric oven and matching microwave oven; Normende 4 ring ceramic hob with stainless steel extractor unit over; New World fridge/freezer; matching island unit with 1½ tub stainless steel sink unit with chrome mixer taps in a formica surround, nest of four drawers and cupboards under; Indesit washer; feature glazed cupboards; Velux ceiling window.

**Bedroom 1 13'1 x 9'11 (3.99m x 3.02m)****En Suite Shower Room 9'1 x 3'1 (2.77m x 0.94m)**

White suite comprising tiled shower with thermostatically controlled shower; sliding glass shower door and side panel; floating wash hand basin with chrome mono mixer tap; close coupled wc; ceramic tiled walls and floor; LED spot lighting; extractor fan.

**Bedroom 2 13'0 x 8'10 (3.96m x 2.69m)**

Built-in wardrobe with mirrored sliding doors.

**Bathroom 8'9 x 7'3 (2.67m x 2.21m)**

Maximum Measurements

White suite comprising, panel bath with chrome mixer taps and telephone shower attachment; floating wash hand basin with chrome mono mixer tap; close coupled wc; ceramic tiled walls and floor; LED spot lighting; extractor fan.

**Roofspace**

Partially floored.

**Outside**

Two designated car parking spaces.

**Gardens**

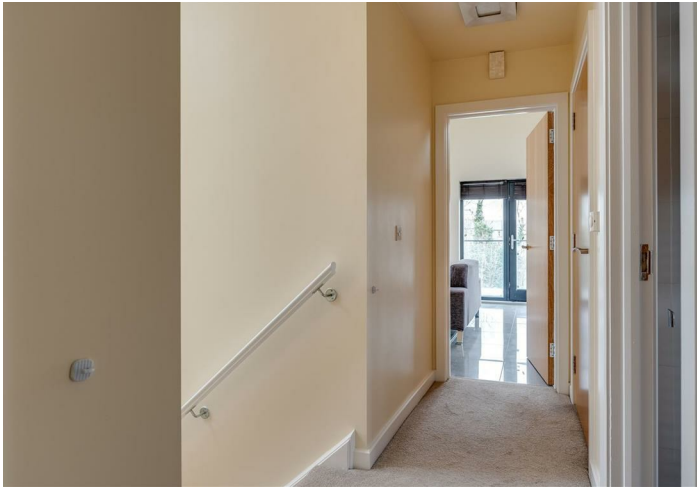
Enclosed garden to side laid out in lawn with a well stocked flowerbed planted with spring flowering bulbs, Camellia, Hydrangea, Forest Flame and herbaceous plants; Warmflow oil fired boiler; PVC oil storage tank.

**Tenure**

Freehold

**Capital / Rateable Value**

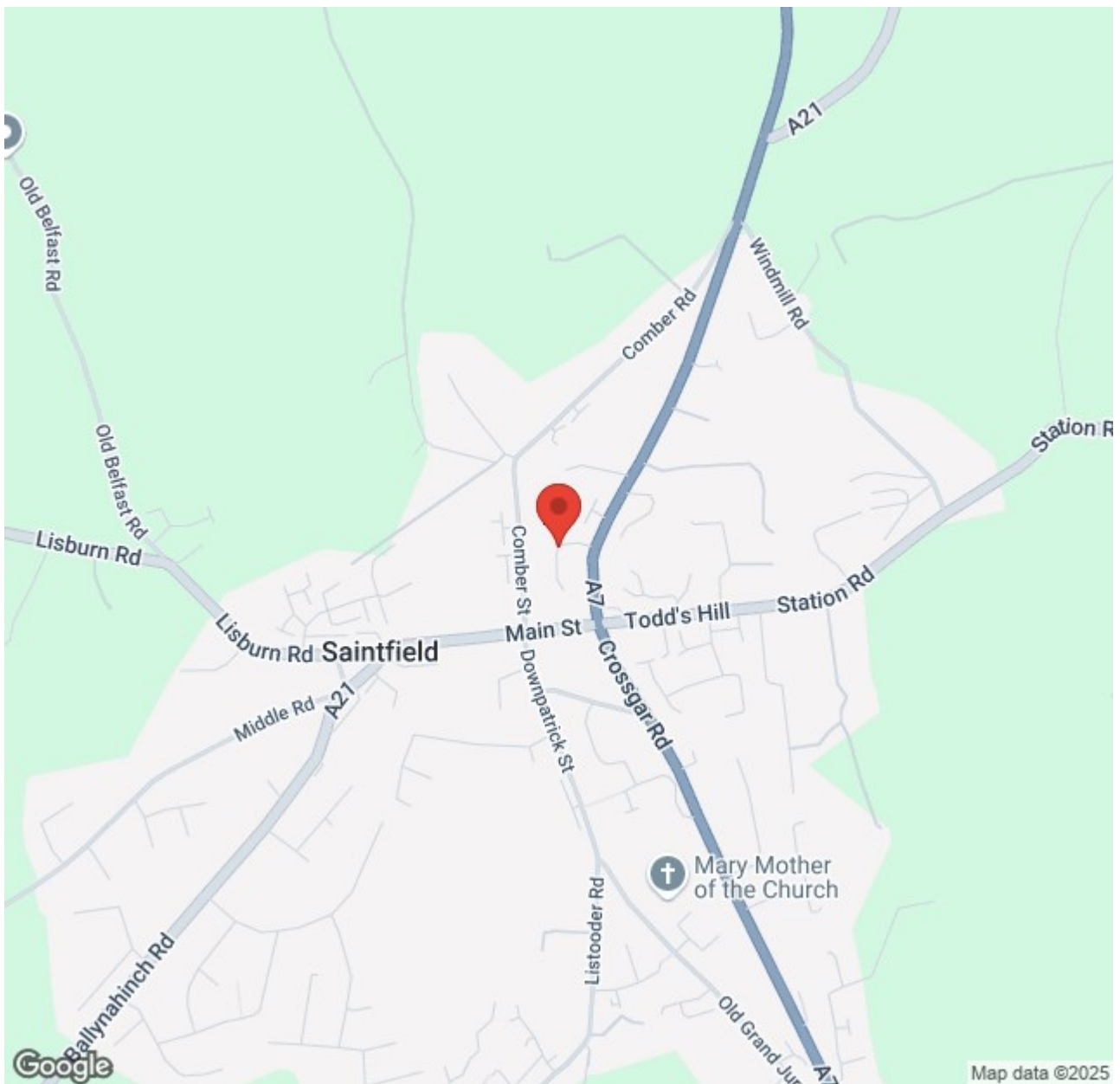
£85,000. Rates Payable = £826.03 Per Annum (Approximately)











Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus)	A		
(81-91)	B		
(69-80)	C		
(55-68)	D		
(39-54)	E		
(21-38)	F		
(1-20)	G		
Not energy efficient - higher running costs			
		73	76

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