

Tim Martin
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**15 New Line
Off Crossgar Road
Saintfield
BT24 7AX**

**Offers Around
£175,000**

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SUMMARY

A tastefully presented modernised detached cottage set in spacious gardens.

The cottage has been tastefully decorated throughout and has been extended to include, lounge, modern integrated kitchen, 3 bedrooms and a shower room with a modern suite.

The cottage has been fitted with oil fired central heating and double glazing in uPVC frames.

This cottage offers the opportunity to acquire an easily run low maintenance home in an ideal location with just a short walk to the centre of Saintfield Village, providing an array of local businesses and also easy access to public transport.

FEATURES

- Extended Detached Cottage
- Modern Integrated Kitchen
- 3 Bedrooms
- Shower Room With Modern White Suite
- Double Glazing in uPVC Frames
- Oil Fired Central Heating
- Enclosed Flagged Yard
- Spacious Gardens To Front, Side And Rear
- Easy Commuting to Belfast And Convenient To Local Schools



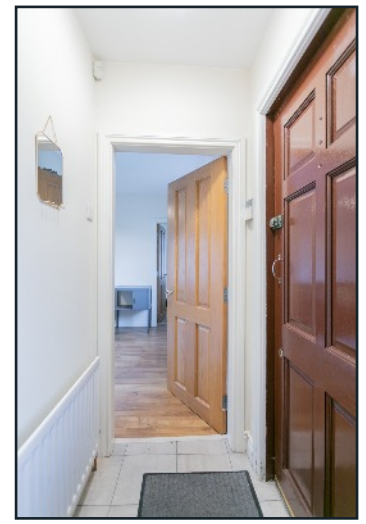
ACCOMMODATION

ENTRANCE HALL

Ceramic tiled floor; hotpress with 'Warmflow' pressurised hot water cylinder; wood laminate floor.

LOUNGE 4.42m (14'6) x 2.97m (9'9)

Inglenook fireplace with slate tiled hearth; wood laminate floor.



BEDROOM 1 2.97m (9'9) x 1.83m (6'0)

Wood laminate floor.



BEDROOM 2 2.87m (9'5) x 2.08m (6'10)

Wood laminate floor.



BEDROOM 3 3.28m (10'9) x 2.87m (9'5)

Wood laminate floor.



REAR HALL

Ceramic tiled floor; built-in storage cupboard with automatic light and double power point.

KITCHEN 3.45m (11'4) x 1.98m (6'6)

1½ tub single drainer stainless steel sink unit with chrome mono mixer tap; good range of laminate eye and floor level cupboards and drawers; formica worktops; integrated 'CDA' electric oven and 4 ring induction hob with glass splash back and extractor hood over; 'Bush' washing machine; 'CDA' fridge/freezer; ceramic tiled floor; LED lighting; walk-in storage cupboard with automatic light.



SHOWER ROOM 2.24m (7'4) x 1.63m (5'4)

White suite comprising, quadrant tiled shower with thermostatically controlled shower; glass sliding doors and side panels; floating wash hand basin with chrome mono mixer tap; close coupled wc; chrome heated towel radiator; ceramic tiled walls and floor; LED lighting; extractor fan.



OUTSIDE

Enclosed flagged yard with, boiler house with oil fired boiler; store; PVC oil storage tank.



GARDENS

Spacious gardens to front, sides and rear laid out in lawns.





Comber

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Saintfield

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