



## N Ballynahinch Branch

24 High Street Ballynahinch BT24 8AB 028 9756 4400

### Downpatrick Branch

49-51 Market Street Downpatrick BT30 6LP 028 4461 2100

### N Banbridge Branch

18 Bridge Street Banbridge BT32 3JS 028 4062 2226

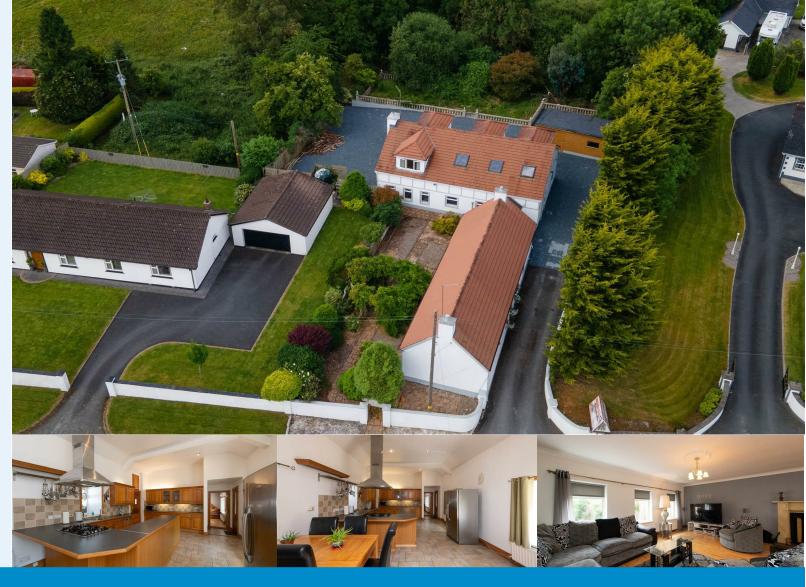
General Enquiries

sales@quinnestateagents.com



For any enquiry relating to this property, please contact

Edel Curran edel@quinnestateagents.com



# **40 Saintfield Road** Crossgar BT30 9HY

### **Terms & Conditions**

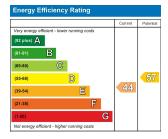
Please note that these particulars do not constitute an offer or contract of sale. Any prospective purchaser should satisfy themselves by thorough inspection of the property and we recommend that any prospective purchaser should employ the professional services of a building surveyor and consider their findings prior to entering into contract. All such fees associated with this work will be the responsibility of the prospective purchaser regardless of weather the sale completes or not. In addition, none of the appliances or installations have been tested in any way whatsoever and it is our recommendation that a purchaser should fully satisfy themselves by employing an appropriate expert. We would also like to advise that our measurements are taken from the widest points of each room and should not be relied upon as completely accurate. You should not make decisions based on the measurements provided and double check measurements at all times.

### Valuation/Mortgage Service

As part of our service we would remind Vendors and potential purchasers that we have a Mortgage Broker available at this branch. If you are thinking of selling, we would be happy to carry out a free market appraisal of your property.

- Extended Detatched Cottage
- 4 Spacious Bedroom
- 3 Bathrooms
- Large Kitchen
- Dining Room & Large Utility
- Family Room
- Master Bedroom with Walk in Wardrobe
- With Second Bedroom ensuite
- Viewing Reccomended Contact Aoibheann on 07710308955
- Contact Donnan on 07545576819 For Financial Advice

# Offers In The Region Of **£350,000**



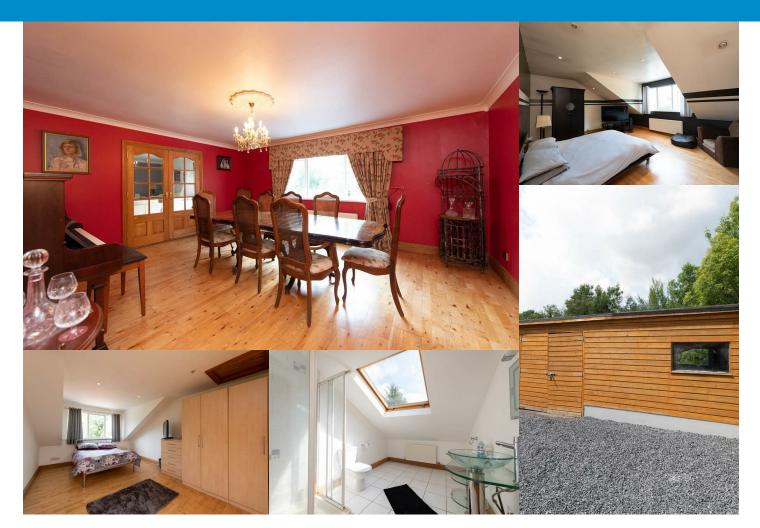




07710308955 Advice

# 40 Saintfield Road

Crossgar, BT30 9HY



We are pleased to welcome onto the sales market this deceptively spacious extended cottage - the living space in this house is adaptable to the growing needs of the modern family. With a spacious living area, and large kitchen.

Situated between Crossgar & Saintfield, this house is situated in the perfect position for commuters. It is also close to local schools & convenient to the bus routes.

There is a mature garden to the rear of the house, with a generous sized workshop.

The sale of this property is chain free, and early viewing is recommended, contact Aoibheann on 07710308955.

# Accommodation

This extended cottage will be perfect for the modern growing family. With 4 bedrooms, and flexible living spaces in the downstairs, you will not be short on space. The kitchen has a pantry just off, and there is also a large utility room. There is a well kept dinning room & large lounge, perfect for entertaining.

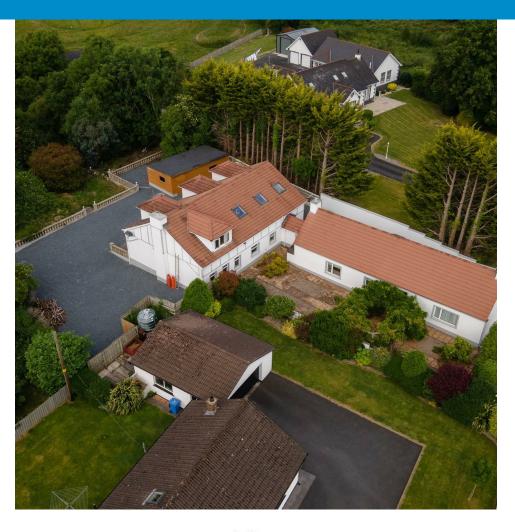
This house provides a great opportunity to acquire a spacious home in a popular commuter area.

## Outside

This house has mature gardens, and also has an entertaining patio, perfect for those lovely summer evenings. There is a workshop to the back of the property which would be easily adapted to your needs.

### **Financial Advice**

We are pleased to recommend Donnan Ritchie to answer any of your mortgage related questions, he can be contacted on 07545576819.









Directions



	Mezzanine Floor 155° x 122°	
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