

# Bill McKelvey

76 Main Street Saintfield BT24 7AB  
www.billmckelvey.co.uk

Estate Agent  
Auctioneer  
Property Consultant

## FOR SALE

### 9 Birch Lane Saintfield



A modern detached home in a quiet, sought after location within walking distance of good primary and secondary schools and excellent transport links to Belfast and Downpatrick. Saintfield village boasts an array of independent boutiques, coffee shops and restaurants.

- **3 Bedrooms 1 with en suite**
- **Lounge with triple aspect windows**
- **Kitchen / dining room with integral appliances**
  - **Oil fired central heating**
  - **UPVC double glazing**
  - **Driveway & garden**

## T: 028 9751 9996

## **ACCOMMODATION**

### **Entrance hall**

PVC door with glass side panels.

Tiled floor.

Double panel radiators.

### **Lounge**

17'9 x 11'3 / 5.5 x 3.4m

Dark wood effect laminate flooring.

Floor to ceiling feature front window plus two further windows.

Two double panel radiators.

Recessed ceiling spot lights.

### **Kitchen**

10'11 x 8'3 / 3.3 x 2.5m

Range of high and low level teal coloured units with under lighting and frosted glass doors.

Range of integrated appliances including Logik ceramic hob, Indesit oven, Nordemende microwave, fridge freezer and washing machine.

Decorative splash back and glass and stainless steel cooker hood.

Stainless steel single drainer sink unit with 1½ basins and mixer tap.

Plumbed for dishwasher.

Recessed ceiling spot lights.

Tiled floor.

### **Dining area**

10'5 x 12' / 3.2 x 3.7m

Double panel radiator with decorative cover.

Tiled floor.

Double aspect windows and door to patio.

Recessed ceiling spot lights.

### **Cloak room**

Tiled floor.

WC and floating wash hand basin with mixer tap.

Single panel radiator.

Extractor fan.





## First floor

Recessed ceiling spot lights.

Single panel radiator with decorative cover.

Air exchange ceiling unit.



## Bedroom 1

10'1 x 12'1 / 3.1 x 3.7m

Double panel radiator.

Integral wardrobe.

## En suite

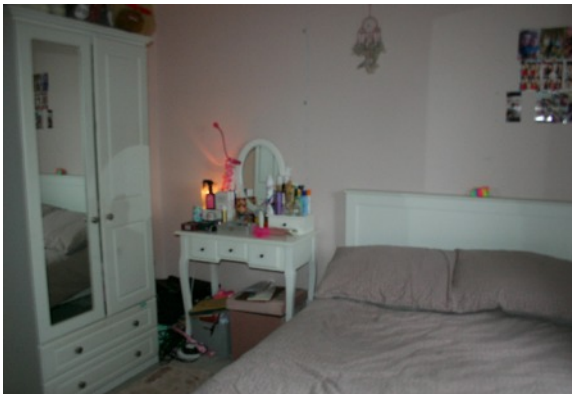
Floating wash hand basin with mixer tap, WC and shower.

Double panel radiator.

Tiled floor and walls.

Recessed ceiling spot lights.

Extractor fan.



## Bedroom 2

10' x 10'11 / 3 x 3.3m

Double panel radiator.

Integral wardrobe.

## Bedroom 3

7 x 10' / 2.1 x 3m max.

Double panel radiator.

Access to loft.

## Bathroom

Bath with mixer tap and hand held shower, wash hand basin with mixer tap and WC.

Extractor fan.

Double panel radiator.

Wood effect laminate flooring.

Part tiled walls.

Recessed ceiling spot lights.



## Exterior

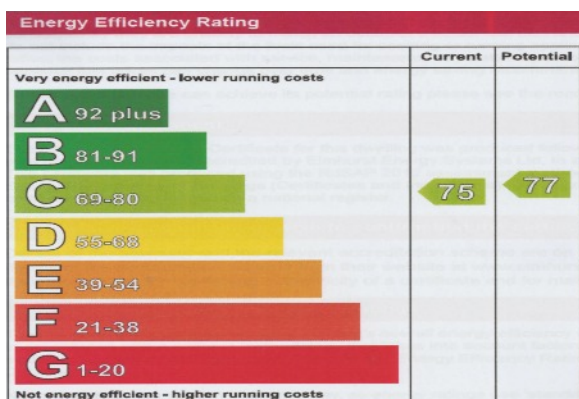
Brick paved driveway, paths and patio.

Lawns to the front and rear with shrub boarders.

Rear garden fully enclosed with fencing and gates.

Outside tap.

Lights at front and rear doors.



**Price:** Offers in the region of £249,950.

**Rateable Capital:** £145,000.00 (From Ipsni.gov.uk)

**Rates payable per annum:** £1,340.

**Tenure:** Believed to be Freehold.

**Viewing:** Strictly by appointment with agent.

**Directions:** Coming into Saintfield on the A7 from Belfast Birch Lane is on the right. No. 9 is on the cul-de-sac on the right.

*(Please note that we have not tested the services or systems in this property. Buyers should make / commission their own inspections if they feel it is necessary. The asking price excludes carpet, curtains and blinds).*