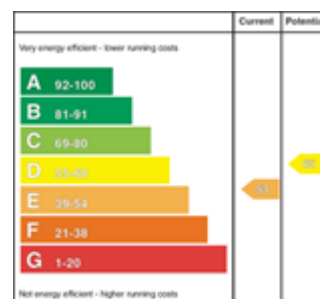




2 GRANGE VIEW, SAINTFIELD, BALLYNAHINCH, BT24 7NQ
FOR SALE: £279,950

- Attractive Detached Family Home**
- Bright Lounge with Wood Burning Stove**
- Flexible Living Accommodation**
- Minimum Of Three Bedrooms (Master En-Suite)**
- Large Kitchen, Dining, Family Room**
- Family Bathroom with Separate Bath and Shower**
- Large Driveway to Garage**
- Enclosed Rear Garden**
- Oil Fired Central Heating**
- Fantastic Location Within Walking Distance To Saintfield Village Centre**

9008-6946-4522-3520-5303



AMPMni are delighted to bring this well-presented detached family home to the open market. The home is located in the ever-popular Saintfield Village and is within walking distance to primary schools and an abundance of local amenities. This spacious and tastefully presented home is ideal for a growing family in need of more space whilst remaining within easy commuting distance to Belfast. It offers a very flexible living space, which can set up in a variety of options. With two rooms on the ground floor which could be used as bedrooms, work at home offices or extra reception rooms. Internal The ground floor (in the current set up) comprises of an entrance hall, a large lounge with a wood burning stove, two offices, a large kitchen/dining/family room, family bathroom with separate bath and shower, conservatory with access to the garage and good sized rear garden. On the first floor there are three bedrooms with ample storage and the master with an en-suite shower room. Externally the property benefits from generous off-street parking to the front of the garage and easily maintained gardens. The gardens are fully enclosed providing a safe environment for kids or pets.

THE PROPERTY COMPRISES:

Ground Floor

Upvc front door to:

ENTRANCE HALL: Laminate timber flooring, single panelled radiator, under stairs storage cupboard and hot press containing copper cylinder.

LIVING ROOM: 15' 1" x 13' 1" (4.6m x 3.99m) Laminate timber flooring, double panelled radiator, wood burning stove with wooden mantle over.



LIVING ROOM/BEDROOM 4 11' 1" x 9' 9" (3.37m x 2.98m) Double panelled radiator.

BEDROOM (5)/OFFICE 9' 10" x 9' 9" (2.99m x 2.98m) Single panelled radiator.



BATHROOM: 9' 2" x 6' 10" (2.79m x 2.07m) Ceramic tiled floor, tiled walls, chrome heated ladder towel rail, panelled bath with hand held shower mixer tap, shower cubicle with 'Triton' electric shower, low flush w.c., vanity sink unit with mixer tap.



KITCHEN AND DINING ROOM 29' 6" x 12' 9" (9m x 3.89m) Tile effect laminate timber flooring, partially tiled walls, 2 double panelled radiators, a range of high and low level cupboards, 1 1/2 bowl stainless steel sink unit with mixer tap, integrated Indesit double electric oven and grill, electric four ring hob with stainless steel extractor hood over, plumbed for washing machine, plumbed for dishwasher, uPVC door to:



CONSERVATORY: 14' 11" x 10' 11" (4.55m x 3.33m) Laminate timber flooring, door to:

GARAGE: 18' 12" x 11' 8" (5.78m x 3.55m) Roller shutters, oil fired boiler.



First Floor

BEDROOM (1): 15' 10" x 15' 8" (4.83m x 4.77m) Singel panelled radiator, built in storage, access to roof space.

ENSUITE SHOWER ROOM: Ceramic tiled floor, partially tiled walls, vanity sink unit, low flush w.c., shower cubicle with 'Mira' electric shower, vertical single panelled radiator.

BEDROOM (2): 9' 10" x 10' 7" (3m x 3.22m) Double panelled radiator, eaves storage, Velux window.

BEDROOM (3): 9' 10" x 10' 5" (2.99m x 3.18m) Double panelled radiator, eaves storage.

Outside

Front: in lawn, tarmac driveway to garage with space for three cars, light and tap.

Rear: enclosed garden in lawn, patio area, pvc oil tank, light.



LOCATION: Access Moyra Drive from the A21 Ballynahinch Road, turn right into The Grange, right into Grange Avenue and right into Grange View.

AMPMni, 54 Belmont Road, Belfast, BT4 2AN. Telephone 028 9047 4660 Email: info@ampmni.com Web: www.ampmni.com

AMPMni, for themselves and for the Vendors or Lessors of the property, whose agents they are, give notice that; i) these particulars are given without responsibility of AMPMni or the Vendors or Lessors as a general outline only, for the guidance of prospective purchasers or tenants, and do not constitute the whole or any part of an offer or contract; ii) AMPMni cannot guarantee the accuracy of any description, dimensions, references to condition, necessary permissions for use and occupation and other details contained herein and any prospective purchasers or tenants should not rely on them as statements or representations of fact but must satisfy themselves by inspection or otherwise as to the accuracy of each of them; iii) no employee of AMPMni has any authority to make or give any representation or warranty or enter into any contract whatsoever in relation to the property; iv) VAT may be payable on the purchase price and/or rent, all figures are quoted exclusive of VAT, intending purchasers or lessees must satisfy themselves as to the applicable VAT position, if necessary by taking appropriate professional advice; v) AMPMni will not be liable, in negligence or otherwise, for any loss arising from the use of these particulars.