



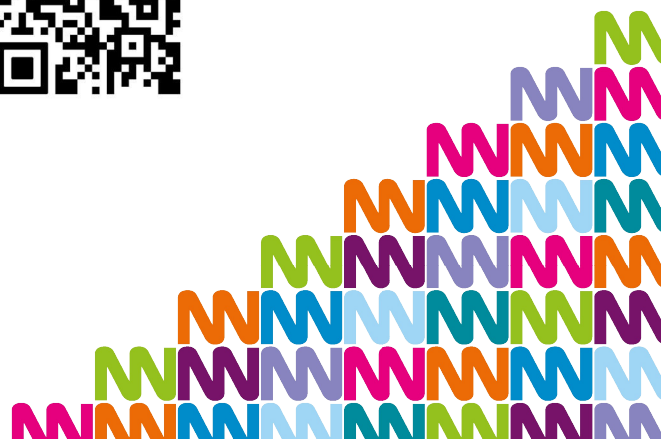
11 Rocksfield Way
 Crossgar
 BT30 9GP

**Offers In The Region Of
 £199,950**

- Semi Detached Home
- Three Bedrooms
- Open Plan Kitchen, Living & Dining Area
- Generous Lounge with Stove
- Ground Floor WC
- Enclosed Rear Garden & Entertaining Area
- Move In Ready Home
- Perfect First Time Buy
- Oil Fired Central Heating
- Early Viewing Highly Recommended



Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			
(81-91) B			
(69-80) C		74	74
(55-68) D			
(39-54) E			
(21-38) F			
(1-20) G			
Not energy efficient - higher running costs			





Located in the highly coveted Rocksfield development off the Downpatrick Road in Crossgar, this modern and luxurious semi-detached home epitomizes contemporary elegance and comfort.

Boasting cutting-edge design and premium finishes, the property features spacious living areas and state-of-the-art kitchen with meticulous attention to detail throughout.

The home offers an ideal blend of style and functionality, providing a serene and sophisticated retreat within a thriving community.

Its prime location ensures easy access to local amenities, schools, and transport links, making it a perfect choice for discerning homeowners.

ACCOMMODATION

This sizeable semi detached home comprises to the ground floor, generous kitchen with dining area leading to the family room, lounge with stove and WC. The family bathroom is located on the first floor, along with three bedrooms.

OUTSIDE

Externally the property is enhanced with off road parking, enclosed rear garden and entertaining area, while the front of the property benefits from easily maintained lawn area.

MORTGAGE ADVICE

If you require financial advice on the purchase of this property, please do not hesitate to contact Donnan Ritchie from Ritchie & McLean Mortgage Solutions on 07545 576 819 or email Donnan on donnan@ritchiemclean.co.uk Donnan is based in our Downpatrick branch.

CONTACT US

To organise your viewing, please contact Edel on 07703 612 257 or edel@quinnestateagents.com



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 whether 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.



For any enquiry relating to this property, please contact

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