



## 15 Rademon Avenue, Crossgar, BT30 9NX

### Asking price £175,000

Simple Abode are delighted to bring to the market this excellent three bedroom semi-detached property in the popular village of Crossgar. This handsome family home comprises a lovely living room with open fire, kitchen/dining area with integrated appliances, three bedrooms and family bathroom with electric shower.

The property benefits from oil fired central heating with double glazed windows throughout.

Outside comprises a spacious, enclosed rear garden. There is a driveway at the side providing off street parking for two vehicles and well maintained lawn at the front.

Rademon Avenue is a popular development in Crossgar village and is within close proximity to the towns various amenities including major supermarket, cafes and schools. Crossgar Golf Club is within walking distance offering a lovely 9 hole course and views of the surrounding County Down countryside.

# 15 Rademon Avenue, Crossgar, BT30 9NX

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- Semi-Detached
- Garden Shed
- Three Bedroom
- Close To Amenities
- Oil Fired Central Heating
- Off Street Parking

## DOWNSTAIRS

### Hallway

With understair storage

### Living Room

14'08 x 12'00 (4.47m x 3.66m)

Open fire

### Kitchen/Dining

18'04 x 10'00 (5.59m x 3.05m)

Range of high/low units, integrated oven, hob & extractor, fridge included. patio doors leading to enclosed rear garden, side door with access to driveway

### Bedroom Two

10'06 x 11'07 (3.20m x 3.53m)

Built in storage

### Bedroom Three

7'08 x 7'05 (2.34m x 2.26m)

### Bathroom

Low flush WC, pedestal wash basin, bath with overhead shower, ceiling with spotlights and light up LED mirror

## OUTSIDE

Enclosed rear garden, garden shed, off street parking & front lawn

## UPSTAIRS

### Bedroom One

10'08 x 10'00 (3.25m x 3.05m)

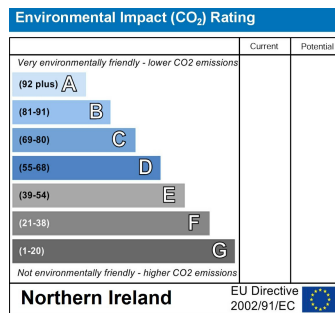
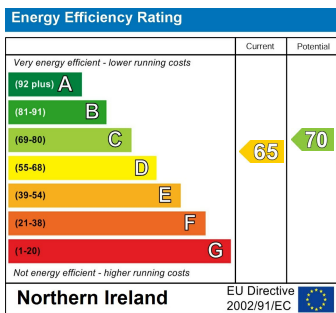
Built in storage



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