



ULSTER PROPERTY SALES

UPS

Energy Efficiency Rating	
Current	Potential
101-150 kWh/m ² A	
81-100 kWh/m ² B	71
61-80 kWh/m ² C	65
41-60 kWh/m ² D	
21-40 kWh/m ² E	
1-20 kWh/m ² F	
0-20 kWh/m ² G	

Northern Ireland EPC Directive 2002/91/EC

16 Osborne Drive, Shrigley, BT30 9SF

Offers Around £100,000

16 Osborne Drive, Shrigley, BT30 9SF

This three bedroom mid terrace house offers lounge, kitchen with separate dining room with three bedrooms on the first floor and bathroom. Outside is a enclosed rear yard with outbuilding. The property benefits from oil fired central heating and pvc double glazing.

Only a short commute to Crossgar and Killyleagh with schools and shops along with Delamont Country Park and Killyleagh Yacht Club.



Entrance Hall

Lounge

14'03 x 13'09

Door to:

Kitchen

12'05 x 8'0

High and low level units with recess for oven, dishwasher and fridge/freezer. Tiled at splashback. Tiled floor. Back door.

Dining Room

14'02 x 9'10

Rear facing.

First Floor

Bathroom

White panelled bath with wall shower over and hand shower, low flush w.c., pedestal wash hand basin. Tiled at splashback. Tiled floor.

Bedroom One

12'0 x 10'10

Rear facing. Storage cupboard.

Bedroom Two

12'08 x 9'0

Front facing. Storage cupboard.

Bedroom Three

8'10 x 7'11

Front facing. Storage cupboard

Outside

Enclosed garden to the front with mature shrubs and path. Enclosed rear paved garden with access to rear for access for bins. Outhouse.







Please note we have not tested the services or systems in this property. Purchasers should make/commission their own inspections if they feel it is necessary.

NETWORK STRENGTH - LOCAL KNOWLEDGE

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UPS

12 English Street
Downpatrick
County Down
BT30 6AB

ANDERSONSTOWN
028 9060 5200

BALLYHACKAMORE
028 9047 1515

BALLYMENA
028 2565 7700

BALLYNAHINCH
028 9756 1155

BANGOR
028 9127 1185

CARRICKFERGUS
028 9336 5986

CAUSEWAY COAST
0800 644 4432

CAVEHILL
028 9072 9270

DOWNPATRICK
028 4461 4101

FORESTSIDE
028 9064 1264

GLENGORMLEY
028 9083 3295

MALONE
028 9066 1929

NEWTOWNARDS
028 9181 1444

RENTAL DIVISION
028 9047 1515