



4 BIRCH LANE

Saintfield, BT24 7FP

Offers over **£149,950**



DUPLEX FIRST FLOOR APARTMENT | 2 🛏 | 2 🚿 | 1 🚽

This exceptionally well-presented duplex apartment is located within walking distance of Saintfield town, boasting a variety of local amenities, shops, restaurants, leisure facilities and local schools. The location also offers excellent convenience to the main arterial routes and public transport links for commuting to Belfast,

Newtownards and Downpatrick..

KEY FEATURES

- Exceptionally Well Presented Duplex Apartment Within Walking Distance to Saintfield Town Centre
- Bright and Spacious Accommodation Throughout
- Excellent Sized Living Space with Sliding Door Access to Balcony, Providing the Perfect Outdoor Space to Enjoy the Summer Sun, or a Glass of Wine on a Winter Evening
- Fully Fitted Modern Kitchen with Ample Dining Space
- Downstair WC
- Two Well Proportioned Bedrooms Master Benefitting an Ensuite Shower Room
- Family Bathroom with Modern Three-Piece White Suite
- Private Parking Space and Ample Visitor Parking
- Oil Fired Central Heating
- uPVC Double Glazing and Solid Wood Front Door
- Will Appeal to a Wide range of Purchasers Including First Time Buyers, Investors and The Downsizer Market so Early Viewing Is Highly Recommended
- Superfast Broadband Available



ROOM DETAILS

First Floor

- Reception Hall
- Living Room
9'10" X 15'
- Kitchen/Dining
9' x 12'9"
- Downstairs WC

First Floor

- Landing
- Bedroom One
9'11" x 11'9"
- En-suite Shower Room
- Bedroom Two
9' x 15'
- Bathroom

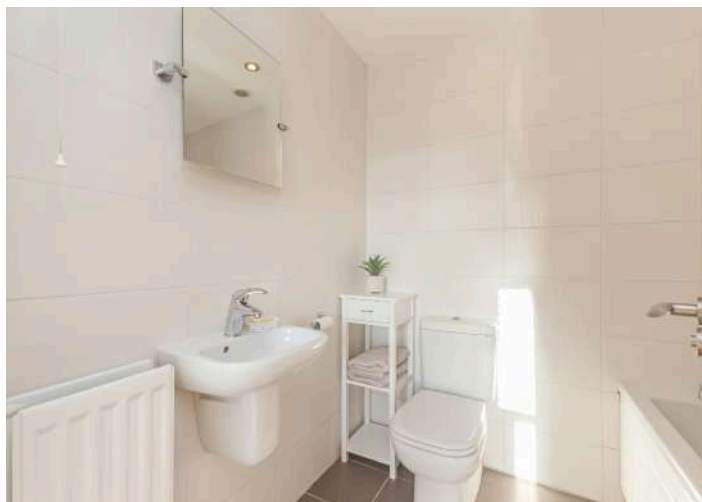
Outside

- Private parking space and ample visitor parking
- Bin storage area, oil tank, boiler
- Balcony with recently replaced solid wooden flooring, decorative brick wall and glass panel edging ideal for enjoying some fresh air all year round



DIRECTIONS

Birch Lane is located off the Belfast Road in Saintfield



THE LOCAL AREA

Saintfield is a village and civil parish in County Down, Northern Ireland. It is about halfway between Belfast and Downpatrick on the A7 road.

Rowallane Garden is a National Trust property located immediately south of Saintfield. It is particularly noted for its extensive collection of azaleas and rhododendrons. It is also home to the National Collection of penstemons.



ENERGY EFFICIENCY RATING		
	CURRENT	POTENTIAL
92+ A		
81-91 B		
69-80 C		
55-68 D		
39-54 E		
21-38 F		
1-20 G		
NOT energy efficient - higher running costs		

	CURRENT	POTENTIAL
	71	72

Scan QR Code for more details and to arrange a viewing.



OUR BRANCHES

B' FAST (028) 9065 3333 H'WOOD (028) 9042 8888 BANGOR (028) 9131 3833 D'DEE (028) 9188 8881 COMBER (028) 9187 1212

property@johnminnis.co.uk

JOHNMINNIS.CO.UK     

