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24 Shrewsbury Heights
Saintfield
BT24 7PB

Offers Around
£210,000

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SUMMARY

A beautifully presented semi detached home, occupying an elevated site in this popular residential development and within walking distance of Saintfield's bustling village.

The property boasts a spacious lounge with wood burning stove, modern fitted kitchen which is open through to the dining area, utility room and downstairs WC. The first floor enjoys three excellent sized bedrooms all with built in storage and a family bathroom, fitted with a stunning white suite.

Enjoying the benefits of oil fired central heating and recently fitted uPVC windows and doors (2024), the property also enjoys a spacious driveway to the front, providing excellent off street parking and leads to the integral garage. Enclosed gardens are located to the rear, which are laid out in lawn with decking area.

A short stroll takes you to Saintfield village, where you can enjoy many local boutiques, coffee shops, restaurants and an excellent choice of primary and secondary schools. Rowallane Gardens is within close proximity as too is public transport allowing for a convenient commute to Downpatrick, Belfast and Lisburn.

FEATURES

- Beautifully Presented Semi Detached Home Within Walking Distance Of Saintfield Village
- Spacious Lounge With Wood Burning Stove
- Modern Fitted Kitchen Open Through To Dining Area
- Utility Room And Downstairs WC
- Three Excellent Sized Bedrooms
- Bathroom Fitted With Contemporary White Suite
- Oil Fired Central Heating and uPVC Double Glazing (Recently Fitted In 2024)
- Spacious Driveway Leading To Integral Garage
- Close To Many Local Shops, Restaurants, Public Transport And Schools
- Perfect For The First Time Buyer, Young Couple Or Family

Entrance Hall

Glazed PVC entrance door with matching side light; wood laminate floor.

WC

Modern white suite comprising, close coupled wc; wall mounted wash hand basin with mono mixer tap and vanity unit under.

Lounge

14'8 x 12'1 (4.47m x 3.68m)

Stanley wood burning stove on a slate hearth; wood laminate floor; wiring for wall lights; tv aerial connection point; open through to:-

Kitchen / Dining Area

18'7 x 11'9 (5.66m x 3.58m)

Excellent range of modern wood laminate high and low level cupboards and drawers with matching glazed display cupboard and incorporating a single drainer sink unit with mono mixer tap; integrated Belling electric under oven with Neff 4 ring ceramic hob; space and plumbing for dishwasher; tiled splashback; laminate worktops; part tiled floor; part wood laminate floor; recessed spotlighting.

Utility Room

9'1 x 5'11 (2.77m x 1.80m)

Good range of wood laminate high and low level cupboards incorporating a single drainer stainless steel sink unit with mixer taps; space and plumbing for washing machine and tumble dryer; laminate worktops; tiled floor; access to integral garage; glazed uPVC door to rear.

First Floor / Landing

Access to roofspace (floored); built-in storage cupboard.

Bedroom 1

11'5 x 9'10 (3.48m x 3.00m)

Built-in wardrobe.

Bedroom 2

8'6 x 7'11 (2.59m x 2.41m)

Built-in wardrobe.

Bedroom 3

11'9 x 9'10 (3.58m x 3.00m)

Built-in wardrobe.

Bathroom

8'4 x 8'0 (2.54m x 2.44m)

Stunning white suite comprising, panelled bath with mono mixer tap; close coupled wc; wall mounted wash hand basin with mono mixer tap and vanity unit under; separate shower cubicle with thermostatically controlled shower unit and wall mounted telephone shower attachment; drench shower head over; fitted glass shower screen; towel radiator; tiled floor; part tiled walls; part PVC wall cladding; recessed spotlighting.

Outside

Spacious driveway providing excellent off-street parking and leading to:-

Integral Garage

16'1 x 9'9 (4.90m x 2.97m)

Electric roller shutter door; Gledhill hot water tank; Grant oil fired boiler; light and power points.

Gardens

Enclosed rear gardens laid out in lawn; decking area; storage area to the side; PVC oil storage tank; outside lights and water tap.

Capital / Rateable Value

£120,000. Rates Payable = £1166.16 per annum (approximately)

Tenure

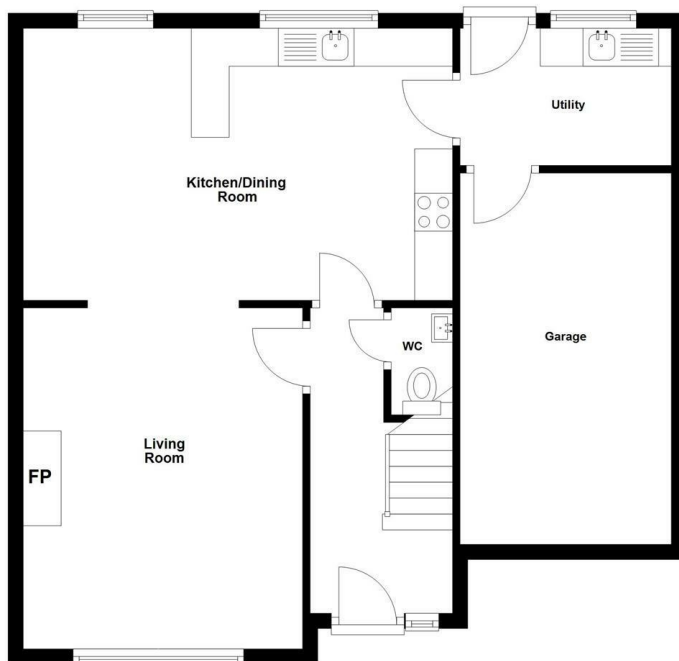
Leasehold

Ground Rent

£50 per annum

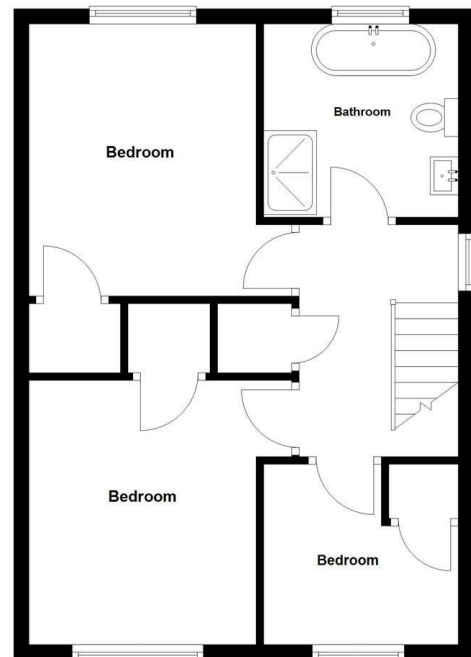
Ground Floor

Approx. 65.2 sq. metres (701.7 sq. feet)



First Floor

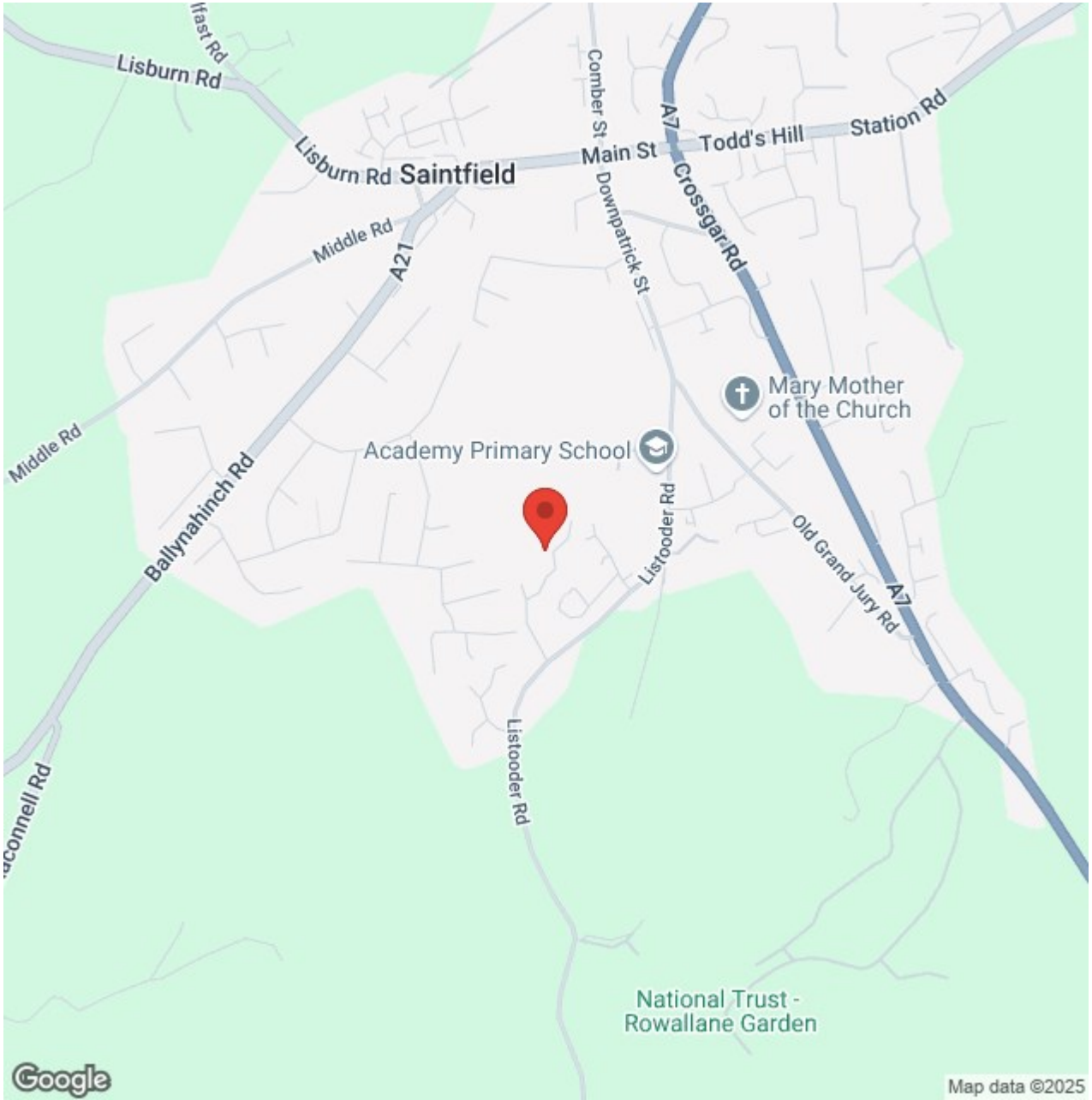
Approx. 46.4 sq. metres (499.8 sq. feet)











Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			
(81-91) B			
(69-80) C		66	68
(55-68) D			
(39-54) E			
(21-38) F			
(1-20) G			
Not energy efficient - higher running costs			

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