



ULSTER PROPERTY SALES

# UPS

Energy Efficiency Rating	
Current	Potential
A	A
B	B
C	C
D	D
E	E
F	F
G	G

74

63

Northern Ireland

EU Directive 2002/91/EC

## 30 Struell Crescent, Downpatrick, BT30 6GT

Price £120,000

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Public Notice

30 Struell Crescent, Downpatrick, BT30 6GT

We are acting in the sale of the above property and have received an offer of £126,000

Any interested parties must submit any higher offers in writing to the selling agent before an exchange of contracts takes place. EPC rating - E63



### **Entrance Hall**

Cloakroom with pedestal wash hand basin and low flush w.c.,

### **Living Room**

**16'04 x 12'01**

Laminated wooden floor.

### **Kitchen/Dining Area**

**19'0 x 10'10**

High and low level units. Patio doors to rear garden. Tiled floor.

### **First Floor**

#### **Master Bedroom**

**11'10 x 10'10**

Ensuite with shower cubicle, low flush w.c. and wash hand basin. Front facing.

#### **Bedroom Two**

**11'11 x 9'09**

Rear facing.

#### **Bedroom Three**

**9'02 x 8'0**

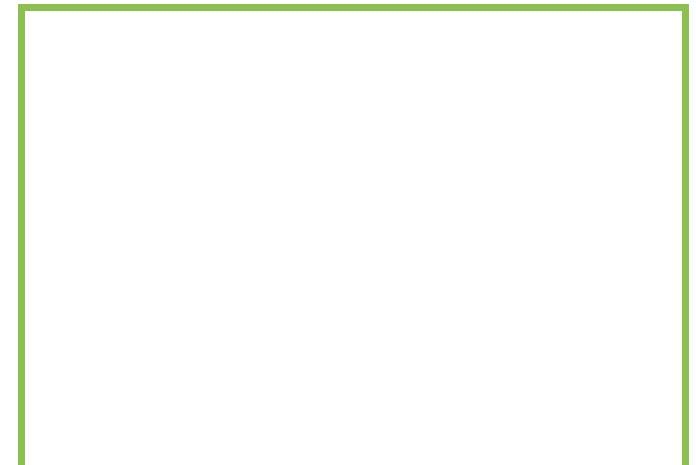
Front facing.

### **Bathroom**

White low flush w.c., pedestal wash hand basin, panelled bath.

### **Outside**

Gardens in lawn to the front with tarmac driveway to the side with rear garden in lawn.











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

ULSTER PROPERTY SALES

**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