



## 6 Church Road, Saintfield Road, Carryduff, BT8 8DT

**Asking Price £149,950**

Conveniently located, this semi detached home would make a perfect starter home for the 1st time buyer and should also appeal to the family unit looking for a home with good outside space. Within a short walk to the local school and the shops along the Ballynahinch Road, it is only a few minutes walk to the new Lidl store. With three well proportioned bedrooms, it also enjoys a spacious lounge with feature fireplace, a modern fitted kitchen and deluxe white shower suite, located on the ground floor. Outside there are sizeable, mature garden areas to the front with an impressive garden area to the rear, ideal for those with children, giving ample play space. Well maintained this home has an attractive asking price and should appeal to the 1st time buyer looking to get onto the property ladder. Early viewing comes highly recommended!

- Spacious semi detached
- Bright and spacious lounge
- Ground floor shower suite
- Double glazed windows
- Close to many amenities
- Three good size bedrooms
- Modern fitted kitchen
- Gas central heating
- Gardens to the front and good size rear
- Ideal 1st time purchase

Energy Efficiency Rating		Current	Potential
(92-100)	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		66	74
Northern Ireland		EU Directive 2002/91/EC	



**The accommodation comprises**

Composite front door leading to the entrance hall.

**Entrance hall**

Under stairs storage.

**Lounge 12'9 x 11'11 (3.89m x 3.63m)**



Laminate flooring.

**Kitchen 10'2 x 7'5 (3.10m x 2.26m)**



Range of high and low level units, single drainer 1 1/4 bowl sink unit with mixer taps, formica work surfaces, part tiled wall, 4 ring hob and under oven, extractor canopy, integrated fridge / freezer, recessed spotlights. Tiled floor.

**Ground floor shower room 7'7 x 6'2 (2.31m x 1.88m)**

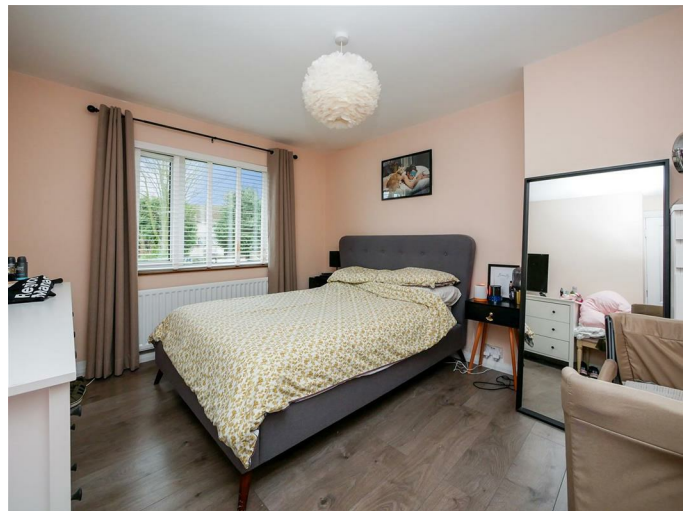


Modern suite comprising corner shower cubicle with thermostatically controlled shower, low flush w/c, pedestal wash hand basin.

**1st floor**

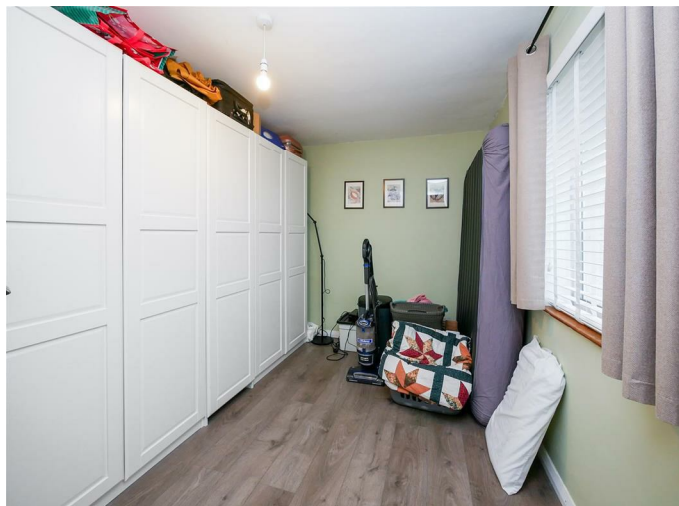
Landing, access to the roof space, part floored, light.

**Bedroom 1 12'11 x 10'2 (3.94m x 3.10m)**



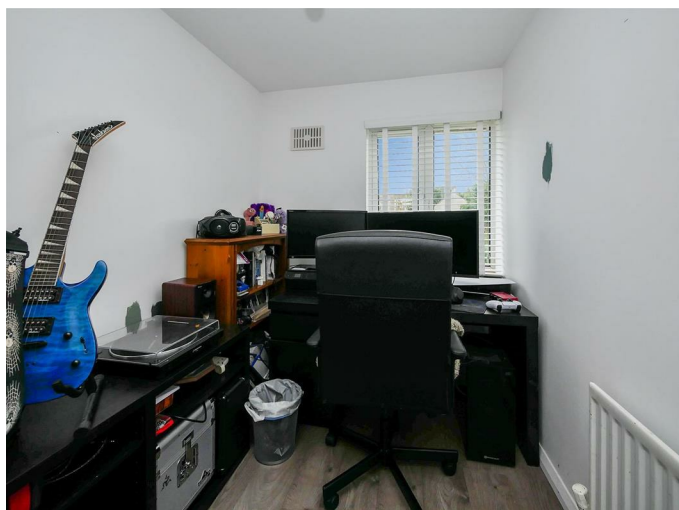
Laminate flooring.

### Bedroom 2 10'9 x 8'2 (3.28m x 2.49m)



Laminate flooring.

### Bedroom 3 9'2 x 6'1 (2.79m x 1.85m)



Laminate flooring. Built in robe.

### Outside

#### Front gardens

Garden to the front laid in lawn.

### Rear gardens



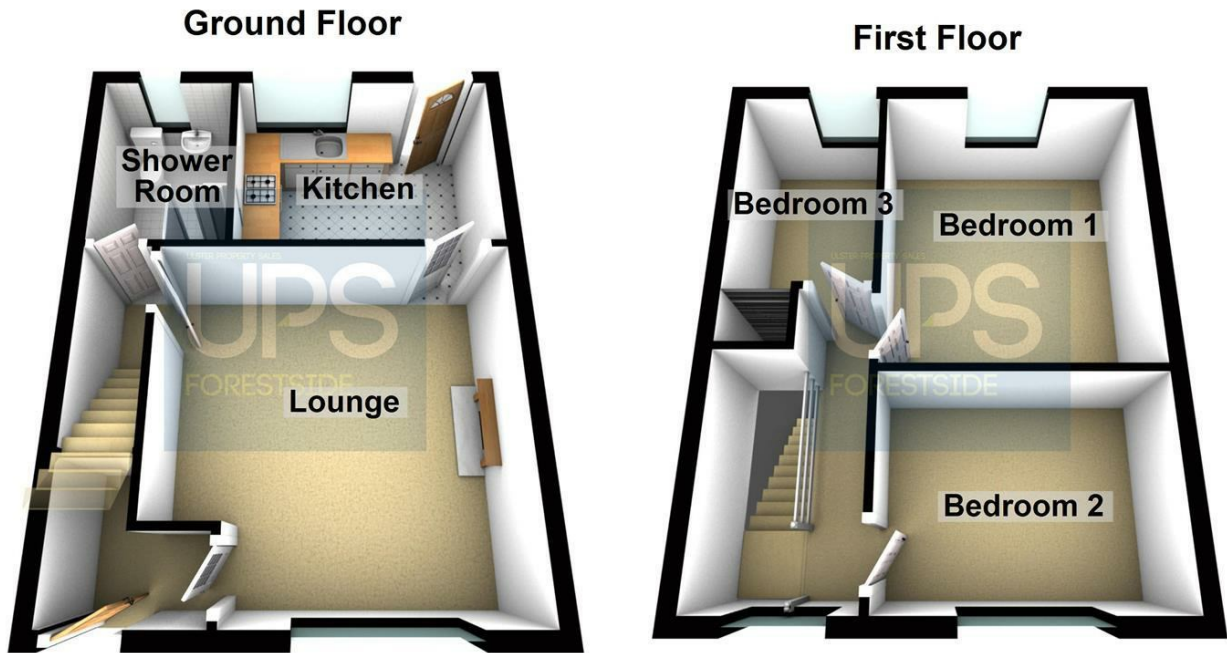
Enclosed gardens to the rear laid in lawn, bounded by hedging. Outhouse storage, outside tap, side gate access.

### Rear elevation



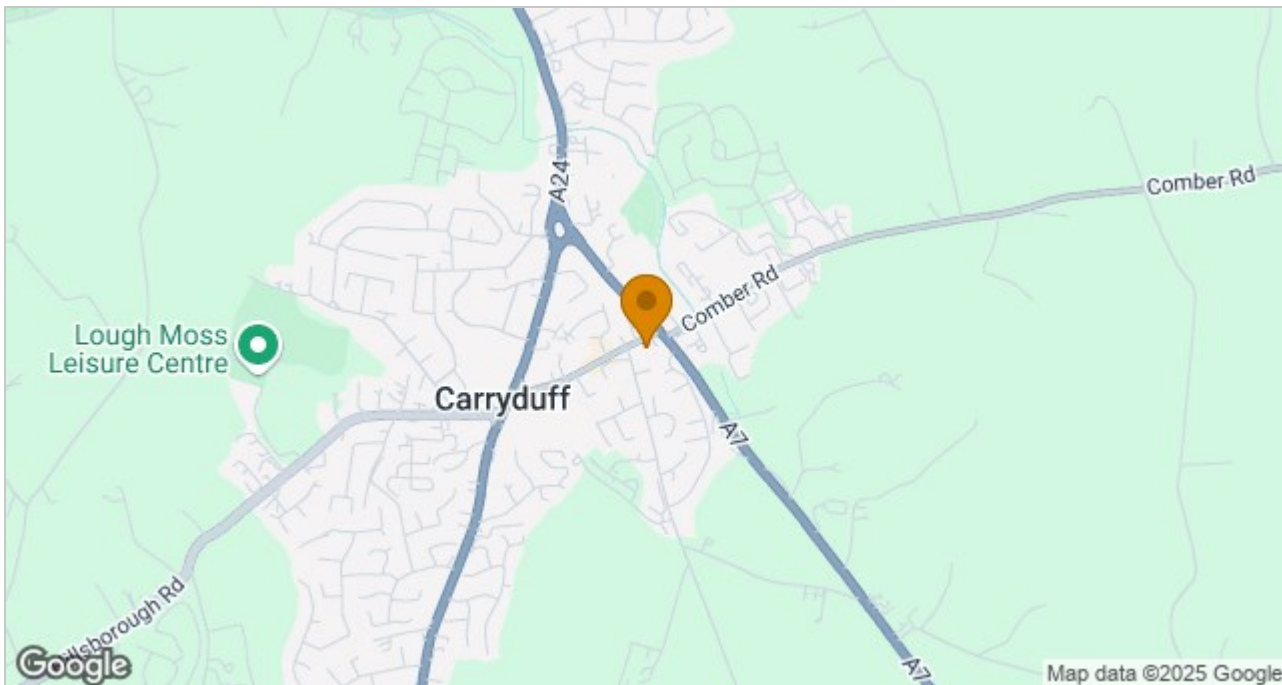


## Floor Plan



Please note this floor plan is for marketing purposes only, is not to scale and is to be used as a guide only. No liability is accepted in respect of any consequential loss arising from the use of this plan. Plan produced using PlanUp.

## Area Map



These particulars, whilst believed to be accurate are set out as a general outline only for guidance and do not constitute any part of an offer or contract. Intending purchasers should not rely on them as statements of representation of fact, but must satisfy themselves by inspection or otherwise as to their accuracy. No person in this firm's employment has the authority to make or give any representation or warranty in respect of the property.

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