

**Tim Martin**  
.co.uk



**30 Queens Park  
Saintfield  
BT24 7AT**

**Rent  
£795 Per Month**

[www.timmartin.co.uk](http://www.timmartin.co.uk)  
Telephone 028 91 878956

## SUMMARY

A beautifully presented mid terrace townhouse, situated within walking distance of Saintfield village, local schools and public transport.

The property is fitted with oil fired central heating, uPVC double glazing and is available immediately on an unfurnished basis. The accommodation on the ground floor comprises of a spacious lounge, modern fitted kitchen and conservatory whilst the first floor enjoys two excellent sized bedrooms and bathroom, fitted with a modern white suite.

Outside, a driveway to the front allows for off street parking, whilst enclosed rear gardens are laid out in lawn with a paved patio and decking area.

An excellent road network and public transport boast a convenient commute to Downpatrick, Lisburn and Belfast.

RENT: £795.00 per month

RATES: Landlord pays rates

DEPOSIT: £795.00

- Open Viewing, Thursday, 20th February 4.30pm-5.00pm - No need to book
- Spacious Lounge And Modern Fitted Kitchen
- Conservatory Overlooking The Rear Gardens
- Two Excellent Sized Bedrooms
- Bathroom With Modern White Suite
- Oil Fired Central Heating And uPVC Double Glazing
- Driveway To The Front Providing Off Street Parking
- Enclosed Rear Gardens Laid Out In Lawn With Paved Patio And Decking Areas
- Within Walking Distance Of Saintfield Village, Local Schools and Public Transport
- Available Immediately On An Unfurnished Basis

### Entrance Hall

Glazed PVC entrance door; wood laminate floor; under stairs cloakroom.

### Lounge

**13'6 x 12'10 (4.11m x 3.91m)**

Tiled fireplace with granite hearth; pine fire surround; wood laminate floor; tv aerial connection point; cornice ceiling.

### Hallway

### Kitchen

**12'9 x 7'2 (3.89m x 2.18m)**

Good range of modern wood laminate high and low level cupboards and drawers incorporating a single drainer stainless steel sink unit with mono mixer tap; integrated Beko electric under oven with Beko 4 ring ceramic hob; extractor hood over; space for fridge/freezer; Bush washing machine; formica worktops; tiled splash back; tiled floor.

### Conservatory

**12'9 x 10'10 (3.89m x 3.30m)**

Tile effect vinyl floor; glazed uPVC door to rear.

### First Floor / Landing

Access to roofspace (via Slingsby type ladder); hotpress with insulated copper cylinder.

### Bedroom 1

**12'10 x 8'2 (3.91m x 2.49m)**

### Bedroom 2

**12'2 x 12'10 (3.71m x 3.91m)**

Maximum Measurements

### Bathroom

**8'10 x 6'2 (2.69m x 1.88m)**

Modern white suite comprising, panelled bath with mono mixer tap; separate shower cubicle with thermostatically controlled shower unit and wall mounted telephone shower attachment; fitted sliding shower doors; close coupled wc; pedestal wash hand basin with mono mixer tap; part PVC wall cladding; vinyl floor.

### Outside

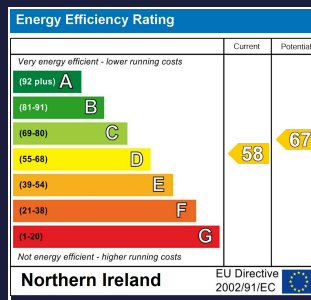
Driveway to the front providing off street parking.

### Gardens

Enclosed rear gardens laid out in lawn; decking and paved patio areas; PVC oil storage tank; enclosed oil fired boiler; side access for bins, oil etc.







Comber ■  
 27 Castle Street, Comber, BT23 5DY  
 T 028 91 8789596

Saintfield  
 1B Main Street, Saintfield, BT24 7AA  
 T 028 97 568300

Tim Martin & Company for themselves and for the vendors of this property have endeavoured to prepare these sales details as accurate and reliable as possible for the guidance of intending purchasers or lessees. These particulars are given for general guidance only and do not constitute any part of an offer or contract. The seller and us as agents, do not make any representation or give any warranty in relation to the property. We would recommend that all information contained in this brochure about the property be verified by yourself or professional advisors. Services, fittings and equipment referred to in the sales details have not been tested (unless otherwise stated) and no warranty will be given as to their condition. All measurements contained within this brochure are approximate. Please contact us prior to viewing the property. If there is any point of particular importance to you we would be pleased to provide additional information or make further enquiries. We will also confirm that the property remains available. This is particularly important if you are contemplating travelling some distance to view the property.