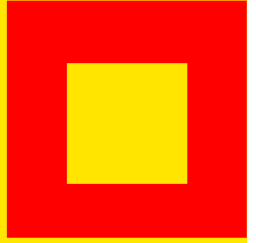


Bill McKelvey



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Estate Agent
Auctioneer
Property Consultant

FOR SALE

4 Jackson's Crescent Saintfield



A deceptively spacious semi-detached bungalow located in this desirable semi-rural cul-de-sac one mile from the village of Saintfield.

- 2 Double bedrooms
- Lounge with fireplace and bay window
 - Kitchen / dining room
- Detached centrally heated garage
 - UPVC double glazing
 - Oil fired central heating

T: 028 9751 9996

ACCOMMODATION

Entrance hall

White UPVC front door with decorative glass panel.

Corniced ceiling.

Telephone point.

Access to loft, part floored for storage.

Hotpress with insulated tank and shelving.

Single panel radiator.

Lounge

10'6 x 14'3 / 3.2 x 4.4m

Feature marble fireplace with mahogany surround and inset coal effect electric fire.

Bay window.

Cornicing and ceiling rose.

Double panel radiator.

Kitchen / dining room

11'7 x 15'10 / 3.6 x 4.8m min.

Excellent range of high and low level oak units.

Integral AEG electric oven and Belling ceramic hob.

Stainless steel single drainer sink unit with 1 ½ basins and mixer tap.

Tiled floor and part tiled walls.

Door to rear garden.

Spot lights in ceiling in kitchen area.

Ample dining space.

Double panel radiator.

Bathroom

Corner shower cubicle with Redring Plus 8.5 electric shower.

Vanity sink unit with mixer tap and cupboard below.

Bath and WC.

Tiled floor and walls.

Heated chrome towel rail.





Bedroom 1

14'4 x 8'10 / 4.4 x 2.7m min.

Wall of fitted wardrobes with shelving and hanging rails.

Single panel radiator.

Corniced ceiling.

Views over the rear garden and countryside beyond.



Bedroom 2

9'7 x 12'2 / 3 x 3.7m

Double panel radiator.

Corniced ceiling.

Overlooking front garden.



Exterior

Tarmac driveway leading to:

Detached garage

12'2 x 16' / 3.7 x 4.9m

Remote controlled electric roller door.

Pedestrian door and side window.

Plumbed for washing machine.

Stainless steel single drainer sink unit with mixer tap.

Double panel radiator.

Access to loft, part floored for storage.

Front garden laid out in lawn with concrete path leading to front door.

Bounded by wooden fencing with metal gates.

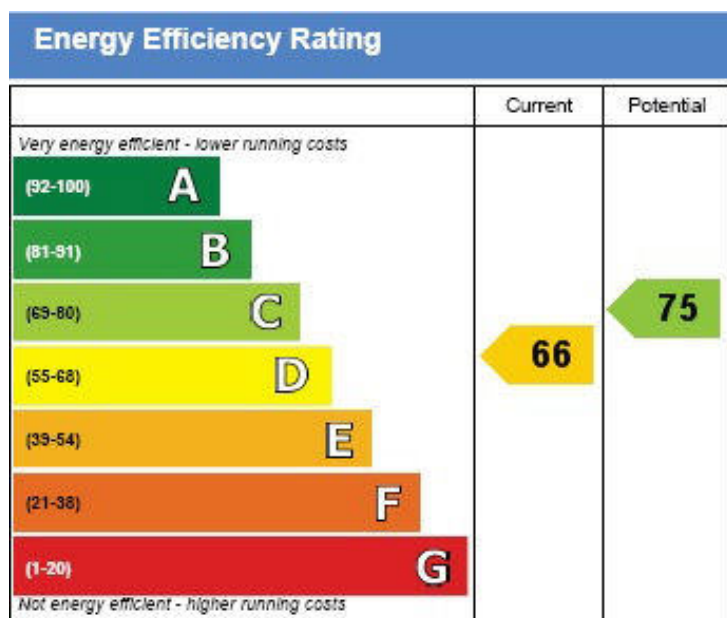
Range of flowers and shrubs (some azaleas to be removed).

Exterior lights at front, rear and garage doors.

Rear garden with lawned area and concrete paved patio.

PVC oil tank.





Price: Offers in the region of £105,000

Ratable Capital: £97,500 (From lpsni.gov.uk)

Down District Rate 2014/15: $\times 0.007499$

Rates Payable 2014/15: £731.15

Tenure: Believed to be Freehold.

Viewing: Strictly by appointment through this office.

Directions: Coming into Saintfield from Belfast on the A7 at the crossroads turn left into Todd's Hill which becomes the B6 Station Road. Go along for one mile and Jackson's Crescent is on the right.

(Please note that we have not tested the services or systems in this property. Buyers should make / commission their own inspections if they feel it is necessary. The asking price excludes carpet, curtains and blinds).