

Bill McKelvey

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Estate Agent
Auctioneer
Property Consultant

FOR SALE

7 Cleland Avenue Killinchy



A mid terrace property which has recently undergone renovation and decoration and is ready to move into. The house is located within walking distance of the local primary school and a bus service is available at nearby Balloo to excellent schools in Downpatrick and Belfast. This house would make an ideal starter home for a young family or an investment property.

- **3 Bedrooms**
- **Spacious lounge**
- **Newly fitted kitchen**
- **Newly fitted first floor bathroom and ground floor shower room**
- **Oil fired central heating**
- **UPVC double glazing**
- **Rear yard with shed**

T: 028 9751 9996

ACCOMMODATION

Hall

White UPVC glazed front door.

Double panel radiator.

Stairs to first floor.

Lounge

13'8 x 14'1 / 4.2 x 4.3m max.

Double panel radiator.

TV aerial point.

Dining room

8'10 x 9'3 / 2.7 x 2.8m max.

Single panel radiator.

Shower room

Shower enclosure with Mira Vigour electric shower.

Pedestal wash hand basin with mixer tap.

WC.

Double panel radiator.

Kitchen

7'9 x 13' / 2.4 x 4m plus.

Excellent range of newly fitted cream gloss units.

Zanussi stainless steel oven, touch control ceramic hob and extractor over.

Part tiled walls.

Stainless steel single drainer sink unit with mixer tap.

Double panel radiator.

Rear porch

Plumbed for washing machine.

UPVC glazed door to rear yard.





First floor

Landing

Access to loft.

Hotpress with insulated copper tank and shelving.

Bathroom

8' x 5'10 / 2.4 x 1.8m

Bath with centre fill tap, pedestal wash hand basin with mixer tap and WC.

Single panel radiator.



Bedroom 2

12'2 x 10'8 / 3.7 x 3.3m max.

Single panel radiator.



Bedroom 1

8'10 x 12'4 / 2.7 x 3.8m min.

Built in wardrobes.

Telephone point.

Single panel radiator.

Lovely views to the front with rolling countryside beyond.



Bedroom 3

8'9 x 8' / 2.7 x 2.4 max.

Single panel radiator.

Exterior

Front garden.

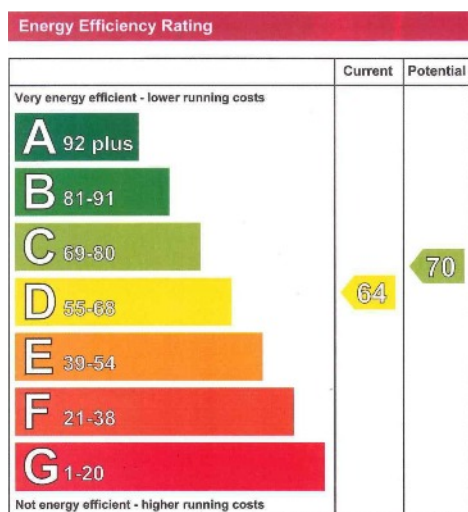
Paved rear yard.

Oil tank and oil fired boiler.

Brick built shed with power and light.

Sensor light at rear door.

Gate to rear parking area.



Price: Offers in the region of £75,000

Rateable Capital: £80,000.00 (From Ipsni.gov.uk)

Rates payable per annum: Approximately £571.

Tenure: Leasehold, ground rent 5p per annum.

Viewing: Strictly by appointment through this office.

Directions: 15 miles from Belfast city centre via the A23 Ballygowan Road. At Balloo crossroads turn left into Beechill Road. After 1 mile turn left into Churchill Park then take the next left into Cleland Avenue. The house 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).