

Bill McKelvey

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Estate Agent
Auctioneer
Property Consultant

FOR SALE

11 Alder Grange Darragh Cross



A well presented, detached house situated in a quiet cul-de-sac in the increasingly popular hamlet of Darragh Cross. The local shop, primary school and Bar/Restaurant are all within walking distance and the towns of Crossgar, Saintfield and Ballygowan are all within a five minute drive.

- **3 Double bedrooms 1 with en suite**
 - Lounge with fire place
 - Kitchen / dining room
 - Oil fired central heating
 - Double glazing
 - Garage
 - Security alarm
 - South facing rear garden

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ACCOMMODATION

Entrance hall

Wooden front door with peep hole.
Wood effect laminate flooring.
Walk in cloak cupboard.

WC

Vanity sink unit with mixer tap and WC.
Extractor fan.
Single panel radiator.

Lounge

14'5 x 11'4 / 4.4 x 3.5m max.
Wood effect laminate flooring.
Double panel radiator.
Telephone and TV aerial points.
Cast iron fireplace with stone surround and electric fire.

Kitchen

20'1 x 10'5 / 6.1 x 3.2m

Excellent range of walnut effect high and low level units with glass display cabinets, cushion closing and under lighting.
Range of integrated appliances including Hoover ceramic hob with stainless steel extractor hood over. Stainless steel double oven, dishwasher and fridge freezer.

Stainless steel sink unit with 1½ basins and mixer tap.

Tiled floor and part tiled walls.

Double panel radiator.

Door to rear garden.

Recessed ceiling spot lights.

First floor

Staircase with mahogany balustrades and feature window.

Access to loft.

Single panel radiator.

Hotpress with insulated water tank and shelving.





Bathroom

8'1 x 7'8 / 2.5 x 2.4m

Contemporary white bathroom suite comprising bath with centre fill mixer tap, pedestal wash hand basin with mixer tap and WC.

Stainless steel heated towel rail.

Tiled floor.

Extractor fan.

Bedroom 3

11'1 x 9'9 / 3.4 x 3m

Single panel radiator.



Bedroom 2

11'10 x 10'5 / 3.6 x 3.2m

Single panel radiator.

Bedroom 1

11'3 x 10' max.

Double panel radiator.

En suite

Shower enclosure with folding door, pedestal wash hand basin with mixer tap and WC.

Single panel radiator.

Extractor fan.



Exterior

Front garden laid out in lawn with paved path to front door and tarmac driveway leading to matching semi-detached garage.

South facing rear garden laid out in lawn with paved patio.

Fully enclosed with fencing and gates either side.

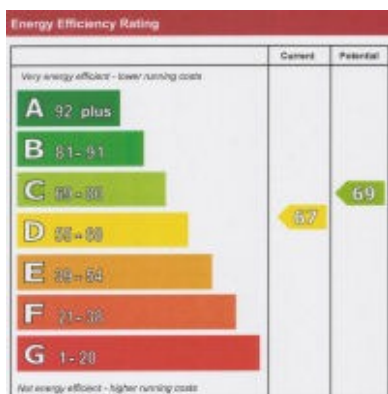
Exterior lights at front, rear and garage doors.

Outside tap.

Single garage

Power and light.

Front roller door and side pedestrian door and window.



Price: Offers over £150,000.

Rateable capital: £135,000.00 (From Ipsni.gov.uk).

Rates payable per annum: Approximately £1,062.

Tenure: Believed to be Freehold.

Viewing: Strictly by appointment through this office.

Directions: 14 miles from Belfast via either Saintfield Road or Ballygowan Road. Coming into Darragh Cross from Saintfield take the first right into Alder Lane. Turn right then take the next right into Alder Grange. Turn into the cul-de-sac on the left and No. 11 is on the left.

(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).