

Bill McKelvey

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Estate Agent
Auctioneer
Property Consultant

FOR SALE

4 Grange View Saintfield



This spacious family home is located in a popular residential area within walking distance of the health centre, shops and schools. Excellent transport links are located nearby for commuting into Belfast or for grammar schools in Downpatrick.

- **3 Bedrooms**
- **Lounge with fireplace**
- **Spacious, modern kitchen / dining room**
 - **Attached garage**
- **Oil fired / solid fuel central heating**
 - **UPVC double glazing**

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ACCOMMODATION

Hall

White UPVC front door with glass panes and glass side panels.
Oak effect laminate flooring.
Single panel radiator.

Cloak room

Pedestal wash hand basin with mixer tap.
WC.
Tiled floor and part tiled wall.



Lounge

11'3 x 14'3 / 3.4 x 4.4m
Feature brick fireplace with open fire and back boiler.
Oak effect laminate flooring.
TV aerial and telephone points.
Wired for wall lights.
Cornicing and ceiling rose.
Double doors to dining area.



Kitchen

18' x 9'10 + 11'9 x 10'1 / 5.5 x 3 + 3.6 x 3.1m
Spacious L shaped room.
Recently fitted kitchen with grey shaker style units with under lighting and pull out larder unit.
Stainless steel oven, ceramic hob and stainless steel extractor hood.
Plumbed for dishwasher.
Tiled floor and part tiled walls.
Under stair storage cupboard.
Single and double panel radiators.
Door to rear garden.



First floor

Landing

Access to loft.

Bathroom

Large shower enclosure with Aquastyle electric shower.
Kidney shaped bath tub with mixer taps.



Pedestal wash hand basin with mixer tap.
 WC.
 Tiled floor.
 Hotpress.
 Ceiling spot lights.
 Extractor fan.
 White ladder style heated towel rail.
 Double panel radiator.

Bedroom 1

11'3 x 13'3 / 3.4 x 4m
 Dormer window.
 Single panel radiator.
 Wood effect laminate flooring.

Bedroom 2

7'10 x 9'5 / 2.4 x 2.9m
 Wood effect laminate flooring.
 Single panel radiator.

Bedroom 3

7'10 x 8'7 / 2.4 x 2.7m
 Wood effect laminate flooring.
 Single panel radiator.

Garage

10'3 x 18'9 / 3.1 x 5.8m
 Roller door and pedestrian door to the side.
 Window.
 Plumbed for washing machine.
 Central heating boiler.

Exterior

Front garden laid out in lawn with ornamental trees.
 Tarmac driveway.
 Extensive paved patio area to the rear.
 Raised decking.
 Lawn.
 Paved area to the side.
 Outside tap.
 Exterior lights at front, rear and garage doors.



Price: Offers in the region of £199,950

Rateable Capital: £150,000.00 (From Ipsni.gov.uk).

Rates payable per annum: Approximately £1,180.

Tenure: Believed to be Leasehold, Ground Rent £45 per annum.

Viewing: Strictly by appointment through this office.

Directions: Coming into Saintfield on the A7 from Belfast at the crossroads turn right onto Main Street. At the roundabout go straight ahead onto Ballynahinch Road. Take the second left into Moyra Drive then the second right into The Grange. At the end of the street turn right into Grange Avenue then right into Grange View. 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).