

Bill McKelvey

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Estate Agent
Auctioneer
Property Consultant

FOR SALE

2 Manse Road Crossgar



A prominent property with charm and character and full of potential situated on Derryboye Crossroads.

- **Former ground floor retail unit with residential potential**
 - **Two bedroom first floor apartment**
 - **UPVC double glazing**
 - **Oil fired central heating**

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ACCOMMODATION

Former shop

14'7 x 41'6 / 4.5 x 12.7m

With own access.

Four double panel radiators.

Power, light and phone points.

Ceiling spot lights.

Work room

8' x 27'1 / 2.4 x 8.3m

Door to rear.

Wash hand basin.

Double panel radiator.

Apartment

Front porch

Tiled floor.

Hall way

Door into ground floor shop and stairs leading to first floor living accommodation.

Double panel radiator.

Ceiling spot lights.

First floor

Dining area

14'8 x 15'11 / 4.5 x 4.9m

Vaulted ceiling with exposed wooden A beams.

Double panel radiator.

Double doors to kitchen and door to sitting room.

Kitchen

16'4 x 8'7 / 5 x 2.7m

Range of units.

Stainless steel single drainer sink unit with mixer tap.

Baumatic five ring gas stainless steel range cooker.

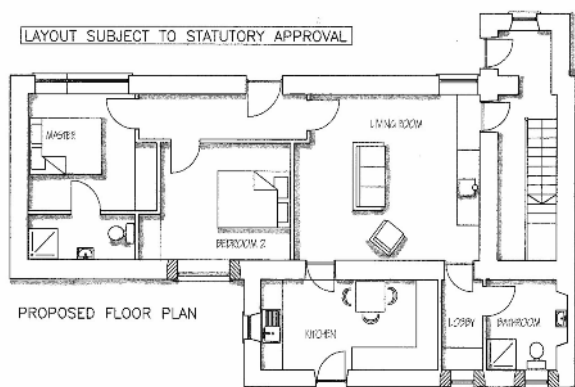
Glass and stainless steel extractor hood.

Plumbed for washing machine.

Ceiling spot lights.

Single panel radiator.

Access to loft.





Sitting room

14'6 x 12'11 / 4.5 x 4m

Two double panel radiators.

Vaulted ceiling with exposed wooden A beams.

Door to:

Bedroom

14'3 x 14'11 / 4.4 x 4.6m max.

Two double panel and one single panel radiators.

Vaulted ceiling with exposed wooden A beams.

Dual aspect windows.

Shower room

8'6 x 11'10 / 2.6 x 3.7m

Wash hand basin, shower and WC.

Victorian style radiator.

Tiled floor and walls.

Ceiling spot lights.

Extractor fan.

Study / bedroom 2

16'3 x 12'9 / 5 x 3.9m

Telephone point.

Beams.

Double panel radiator.

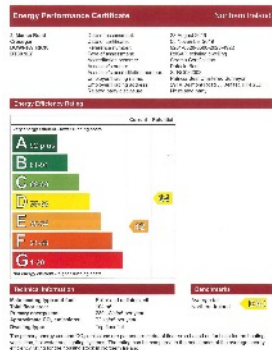
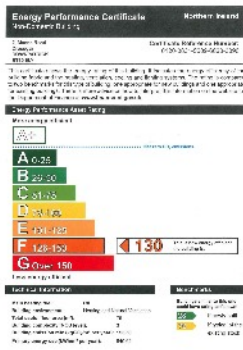
Exterior

Large tarmac parking and turning area to the front.

Small concrete yard to the rear with oil tank and boiler house.

Outside lights at front and rear doors.





Price: Offers in the region of £110,000.

Rateable Capital: £72,000 for first floor
NAV: £1,300 for ground floor (From Ipsni.gov.uk)

Tenure: Believed to be Freehold.

Viewing: Strictly by appointment with agent.

Directions: From Crossgar roundabout take Killyleagh Street for half a mile and turn left into Derryboye Road. Go along for three miles and at the crossroads turn left onto Manse Road and the property 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).