

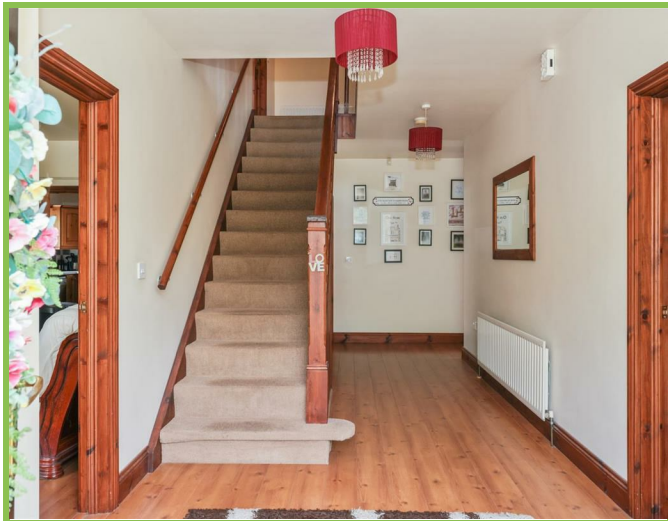


Energy Efficiency Rating		Current	Potential
<p>Very energy efficient - lower running costs</p> <p>92 (plus) A</p> <p>81-91 B</p> <p>69-80 C</p> <p>55-68 D</p> <p>44-54 E</p> <p>35-43 F</p> <p>17-34 G</p> <p>Not energy efficient - higher running costs</p>		61	65
<p>Northern Ireland</p>		<p>EU Directive 2002/91/EC</p>	

Offers Around £375,000

2 Strangford Avenue, Downpatrick, BT30 6WL

This handsome detached family home offers well proportioned spacious accommodation in this quiet cul de sac. The accommodation comprises Lounge, Living room, Kitchen/dining area, Sun room, utility room and study all on the ground floor with four bedrooms (master with ensuite and jack and jill shower room along with family bathroom on the first floor. The gardens with lawns and patio areas are private and there is detached matching garage. There are leading schools within walking distance (including the new Down High School) and school gates on the Strangford Road. There are many sporting and leisure options in the area and are within easy commuting distance along with delightful walks of the Quoile River.



Entrance Hall

Understairs storage. Cloakroom area. Telephone Point.

Lounge

14'11" x 14'5"

Feature Cast Iron fireplace with carved wooden surround. Double doors through to Kitchen. Laminated Wooden Flooring. Television Point. Telephone Point.

Family Room

14'11" x 14'5"

Feature Cast Iron Fireplace with carved wooden surround. Laminated Wooden Flooring. Television Point. Telephone Point.

Kitchen/Dining area

17'4" x 12'5"

Antique Pine Fitted Kitchen with excellent range of high and low level units, including Pelmet over window and concealed lighting under units. Stainless steel sink unit. Brushed steel extractor fan. Recess for dishwasher and fridge/freezer. Recessed Lighting.

Sun Room

11'9" x 9'11"

Laminated wooden flooring. Door to garden.

Office

11'5" x 8'7"

Laminated Wooden Flooring.

Utility Room

8'6" x 8'1"

Range of high and low level units. Recess for washing machine and tumble dryer. Back door.

Cloakroom

White low flush w.c and pedestal wash hand basin.

First Floor

With feature Arch window. Enhance spotlighting. Hotpress.

Master Bedroom

14'5" x 12'4"

(WITH ENSUITE SHOWER ROOM) and walk in wardrobe: 14' 5" X 12' 4" Television Point. Telephone Point. ENSUITE: White suite comprising double tiled shower unit, low flush w.c. and pedestal wash hand basin. Heated towel rail. WALK IN WARDROBE: Fully shelved providing excellent storage. Front facing.

Bedroom Two

14'5" x 12'6"

Telephone Point. Jack and Jill shower room comprising tiled shower unit, low flush w.c. and pedestal wash hand basin. Rear facing.

Jack and Jill Shower room

White low flush w.c., pedestal wash hand basin. Shower cubicle with wall shower.

Bedroom Three

14'4" x 9'10"

Television Point. Telephone Point. Rear facing.

Bedroom Four

14'4" x 10'4"

Television and Telephone Point. Front facing.

Bathroom

White suite comprising tiled shower unit, panelled bath, low flush w.c and pedestal wash hand basin. Recessed lighting.

Outside

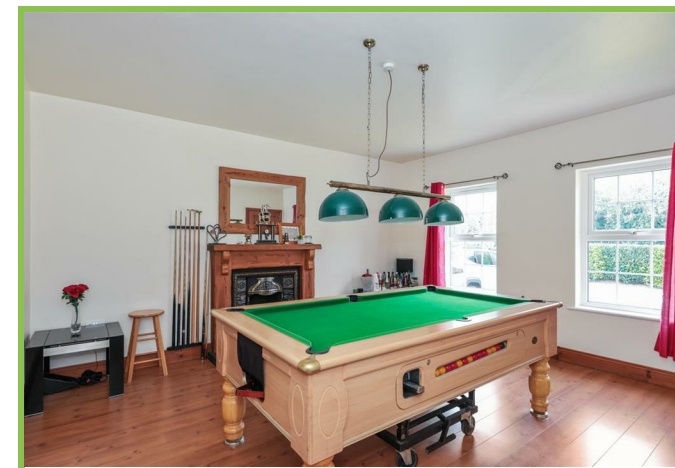
Garden area to front and sizeable fully enclosed rear garden area ideal for family enjoyment. Outside tap.

Detached Garage

With roller shutter door and power points.

Outside

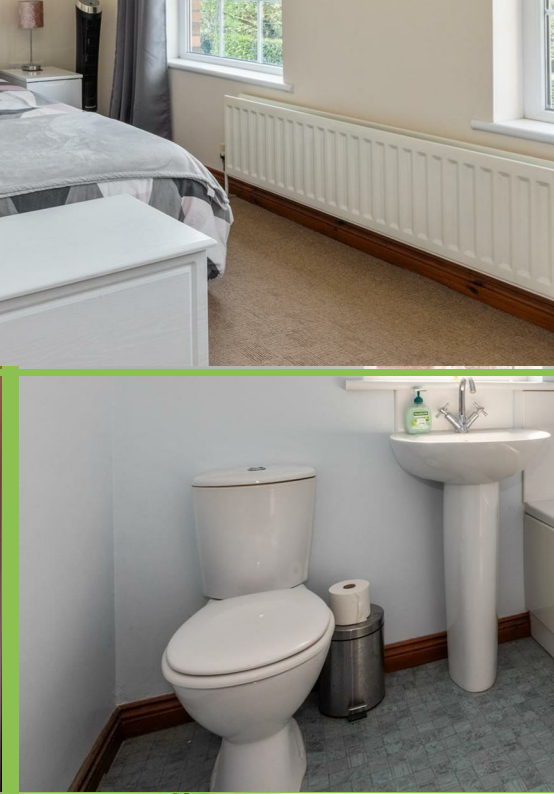
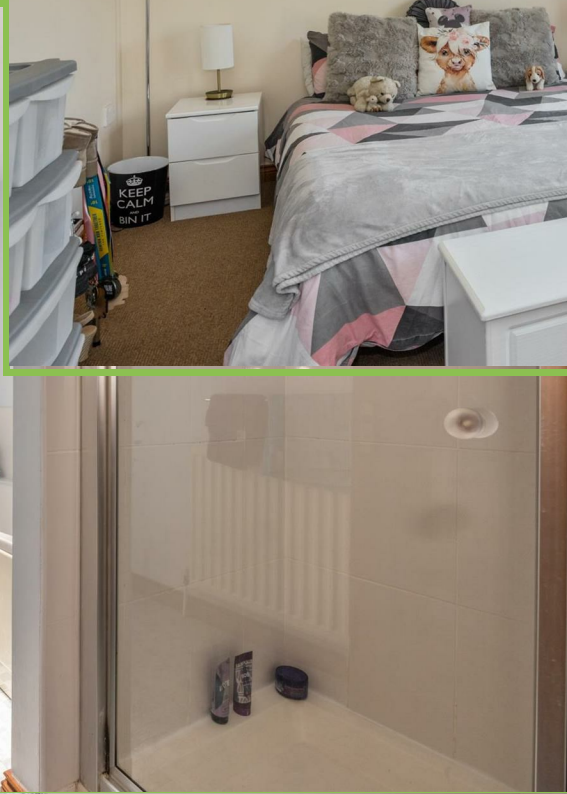
Gardens in lawn to the front with tarmac driveway with ample parking. Enclosed rear gardens in lawn with paved patio area.













Please note we have not tested the services or systems in this property. Purchasers should make/commission their own inspections if they feel it is necessary.

NETWORK STRENGTH - LOCAL KNOWLEDGE

ULSTER PROPERTY SALES

UPS

Unit 7 49-51 Market Street
Downpatrick
County Down
BT30 6LR

ANDERSONSTOWN
028 9060 5200

BALLYHACKAMORE
028 9047 1515

BALLYMENA
028 2565 7700

BALLYNAHINCH
028 9756 1155

BANGOR
028 9127 1185

CARRICKFERGUS
028 9336 5986

CAUSEWAY COAST
0800 644 4432

CAVEHILL
028 9072 9270

DOWNPATRICK
028 4461 4101

FORETSIDE
028 9064 1264

GLENGORMLEY
028 9083 3295

MALONE
028 9066 1929

NEWTOWNARDS
028 9181 1444

RENTAL DIVISION
028 9047 1515