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Estate Agent of the Year  
Northern Ireland 2016

Tim Martin  
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**19 Birch Lane**  
**Saintfield BT24 7FP**

OFFERS  
AROUND

**£175,000**

An impeccably presented, contemporary townhouse set in this peaceful, tree lined cul-de-sac, just yards from the town centre.

The property offers spacious, exceptionally well appointed accommodation on two floors including lounge opening to the flagged terrace at the rear, kitchen/ dining area integrated with quality electrical appliances, three bedrooms including master bedroom en-suite, deluxe principal bathroom and large floored roofspace providing oodles of storage space! Landscaped garden to front and rear complete this fine family home.

Saintfield provides a range of shops, services, cafes / restaurants and public facilities within this close knit community, where service comes first. The town has good access to Belfast, Lisburn and the motorway network and good public transport to many of the top schools in the locality and Belfast.

- Immaculate Contemporary Townhouse
- Master Bedroom (En-Suite)
- Modern Integrated Kitchen
- Luxury Sanitary Ware
- Good Insulation
- Oil Fired Central Heating
- Landscaped Gardens
- Parking for 2 Cars
- Easy Walk to the Town Centre
- Double Glazing in Hardwood Frames

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## ACCOMMODATION

**ENTRANCE HALL** Ceramic flagged floor; 12 volt lighting.

### CLOAKROOM

White suite comprising floating wash hand basin with chrome mono mixer tap; tiled splashback; close coupled wc; ceramic flagged floor; extractor fan.

### WALKIN CLOAK CUPBOARD

### LOUNGE 5.18m (17'0) x 3.58m (11'9)

Glazed double doors to patio; tv aerial and telephone connection points; 12 volt lighting; walk in storage cupboard.



### KITCHEN / DINING AREA 5.72m (18'9) x 2.84m (9'4)

Single drainer stainless steel sink unit with chrome mono mixer tap; good range of high gloss eye and floor level cupboards and drawers, formica worktops; integrated 'Nordmende' electric oven; matching microwave and 4 ring ceramic hob with stainless steel extractor unit over; integrated fridge / freezer and 'Indesit' washing machine; part tiled walls; ceramic flagged floor; 12 volt ceiling and concealed under cupboard lighting; telephone connection point.



## **FIRST FLOOR**

### **LANDING**

#### **MASTER BEDROOM     4.06m (13'4) x 3.58m (11'9)**

Velux window.

#### **EN SUITE SHOWER ROOM     3.58m (11'9) x .97m (3'2)**

White 'Duravit' suite comprising tiled shower cubicle with thermostatically controlled shower, glass sliding shower door and side panel; floating wash hand basin with chrome mono mixer tap; close coupled wc; Velux window; electric shaver socket; 12 volt lighting; extractor fan; ceramic flagged walls and floor.



#### **BATHROOM     2.64m (8'8) x 1.85m (6'1)**

White suite comprising panelled bath with chrome mixer taps and telephone shower attachment; floating wash hand basin with chrome mono mixer tap; close coupled wc; quadrant tiled shower cubicle with thermostatically controlled shower, glass sliding shower doors and side panels; ceramic flagged floor and walls; 12 volt lighting and extractor fan; electric shaver socket.



#### **BEDROOM 2     3.68m (12'1) x 2.67m (8'9)**

Currently open plan to bedroom 3.

#### **BEDROOM 3     2.49m (8'2) x 2.46m (8'1)**





## ROOFSPACE 5.21m (17'1) x 4.34m (14'3)

Fully floored with light points; velux window; 'Drymaster' ventilation system.

## OUTSIDE

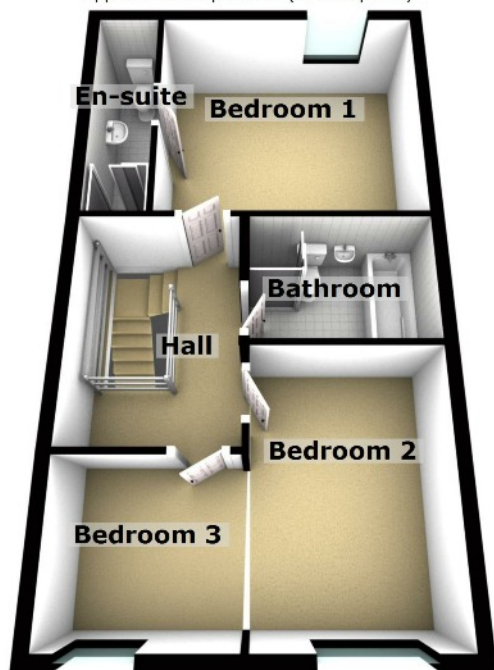
Brick pavia parking for two cars. Delightful mature flowerbeds of ornamental and flowering shrubs.

Enclosed landscaped rear garden with flagged patio overlooking beds of shrubs partially enclosed with decorative gravel path to rear walkway and enclosed with vertical board fencing. Boiling housing with oil fired boiler; pvc oil storage tank.



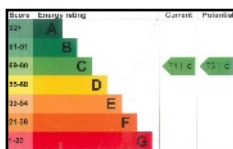
## First Floor

Approx. 48.3 sq. metres (519.8 sq. feet)



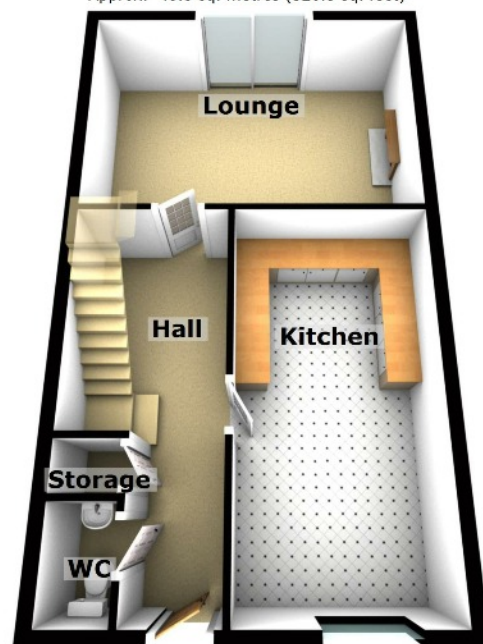
Total area: approx. 96.6 sq. metres (1040.1 sq. feet)

This floor plan is for illustrative purposes only.  
Plan produced using PlanUp.



## Ground Floor

Approx. 48.3 sq. metres (520.3 sq. feet)



## CAPITAL / RATEABLE VALUE

£125,000. Rates Payable = £1,072.25 per annum (approx.)



### VIEWING

By Appointment with Agent



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**RICS**