

# FOR SALE

## McKIBBIN

COMMERCIAL PROPERTY CONSULTANTS



### 02890 500 100

ON INSTRUCTION OF THE HOUSING EXECUTIVE

## MID-TOWNHOUSE

**57 STATION PARK  
CROSSGAR  
BT30 9FB**

### Summary

- \* Three bedrooms
- \* Popular Co Down Village
- \* Bright rear garden



### CONTACT:

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### DESCRIPTION

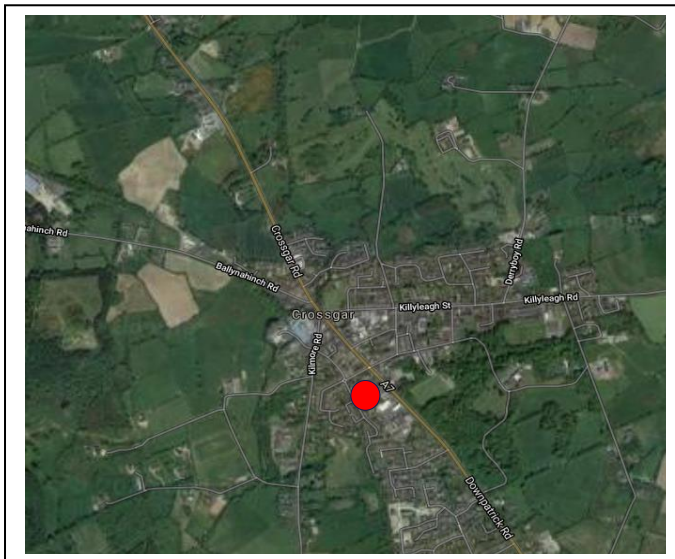
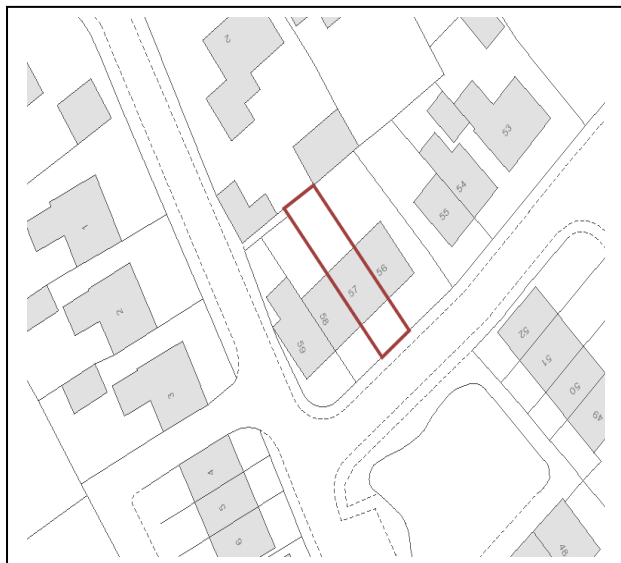
- The subject comprises a modern townhouse in popular residential location.
- The property features ground floor with a spacious living area, as well as kitchen/dining facilities. There is a utility room alongside a toilet to the rear.
- The first floor comprises a master bedroom with an en-suite together with two further bedrooms and bathroom.
- Externally there is brick paved forecourt, suitable for 2 cars with garden to the rear.

### LOCATION

- The property is within close proximity to local amenities, public transport and local schools.
- Crossgar is a popular Co. Down village located approximately 15 miles south of Belfast.

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**Not to Scale – For Identification Purposes Only**

## ACCOMMODATION

Ground Floor	
Entrance Hall	1.41 m x 1.17 m
Kitchen/Dining	4.21 m x 3.59 m
Utility	1.21 m x 2.27 m
Living Room	4.52 m x 4.82 m
First Floor	
Bedroom 1	3.01 m x 3.12 m
Ensuite	1.96 m x 1.98 m
Bedroom 2	3.38 m x 2.83 m
Bedroom 3	2.07 m x 2.83 m
Bathroom	2.61 m x 2.04 m

EPC



## RATES INFORMATION

Capital Value	£110,000
Rate in £ 2020/21 =	0.008578
Rates payable 2020/21 =	£943.58

## PRICE

Offers of £136,000 and above are invited, exclusive.

## TITLE

Assumed Freehold or Long Leasehold, subject to a nominal ground rent.

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