

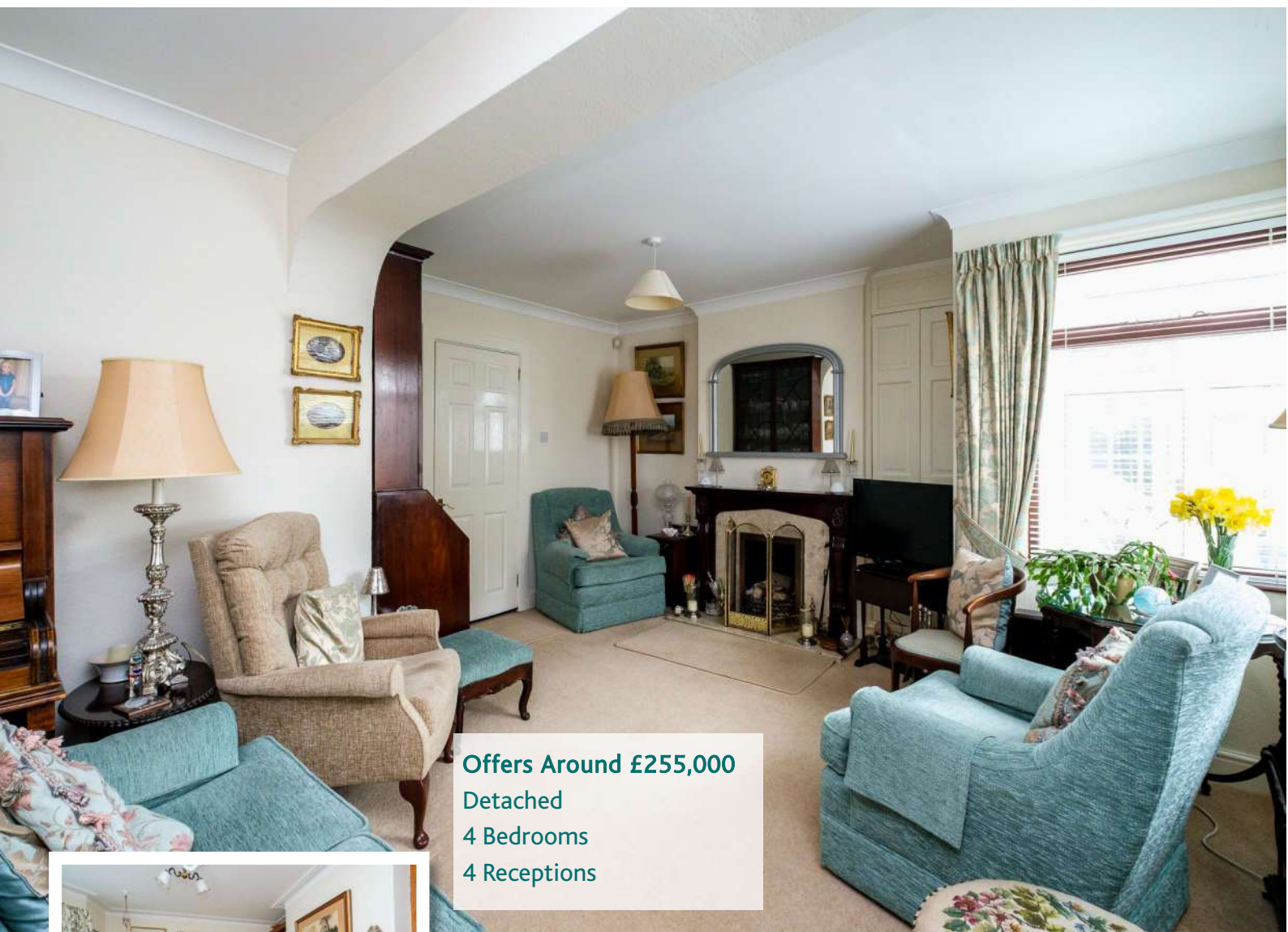


**JOHNMINNIS**  
ESTATE AGENTS &  
LETTING SPECIALISTS

**35 Middle Road | Saintfield. BT24 7LP**  
**OFFERS AROUND £255,000**







**Offers Around £255,000**  
**Detached**  
**4 Bedrooms**  
**4 Receptions**

## Property Features

- Attractive, Detached, 1930's Home Located in Saintfield
- Ideal Property for a Growing Family
- Flexible Accommodation and the Potential to Re Configure and Open Up Some of the Living Spaces (Subject to the Necessary Consents and Professional Advice)
- Family Room & Drawing Room both with Feature Fireplaces
- Garden Room
- Dining Room
- Kitchen with Range of High & Low Level Units and Room for Casual Dining
- Utility Room & Ground Floor WC
- Four Bedrooms, Master with En Suite Shower Room
- Bathroom Comprising White Suite
- Driveway Parking & Double Garage
- Extensive Mature Gardens to Front Side and Rear
- Oil Fired Central Heating
- Hardwood & uPVC Double Glazed Windows
- Located within Walking Distance of Saintfield and its Excellent Range of Shops, Restaurants and other Local Amenities



# Accommodation

## Ground Floor

Entrance Porch  
Reception Hall  
Family Room  
10'5" x 10'5"  
Garden Room  
13'0" x 9'0"  
Drawing Room  
18'7" x 14'6"  
Dining Room  
14'6" x 9'3"  
Kitchen  
14'7" x 8'5"  
Rear Hallway  
Utility Room

## First Floor

Master Bedroom  
14'1" x 13'8"  
En Suite Shower Room  
Bedroom Two  
11'4" x 10'10"  
Bedroom Three  
10'5" x 9'8"  
Bedroom Four  
10'3" x 8'9"  
Bathroom

## Outside

Double Garage  
17'9" x 16'11"  
Driveway Parking  
Front and Rear  
Gardens  
Patio Area

For more information  
and photographs  
regarding the  
accommodation in this  
property, please visit:

[johnminnis.co.uk](http://johnminnis.co.uk)



Middle Road is located within walking distance of the village of Saintfield. No. 35 is a unique detached property, constructed in the 1930's and it retains much of the character and charm from that period. This property is well placed for Saintfield High School which has serviced the local area for over 60 years. There are numerous primary schools in the area such as Academy Primary School and the Millennium Integrated Primary School.





# Directions

Heading up Main Street exit the roundabout onto the Ballynahinch Road and then take the first right into Middle Road. The property will be located on the right.



## Viewing

By appointment through agent.

## Free Valuation

We offer property valuations and financial advice free of charge to all our clients.



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RENTALS

Our rentals division deal with all aspects of property rental, including full property management and corporate listings.

## Energy Efficiency Rating

	Current	Potential
Very energy efficient - lower running costs		
(92 - 100) A		
(81 - 91) B		
(69 - 80) C		
(55 - 68) D	56	64
(39 - 54) E		
(21 - 38) F		
(01 - 20) G		
Not energy efficient - higher running costs		



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