

9261 2121
stewartestateagents.com

stewart
estate agents

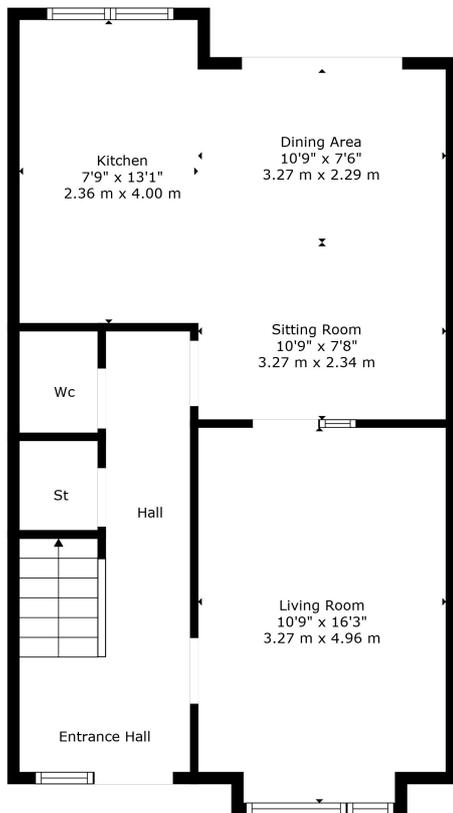


36 ST JAMES PLACE
Hillsborough BT26 6TL

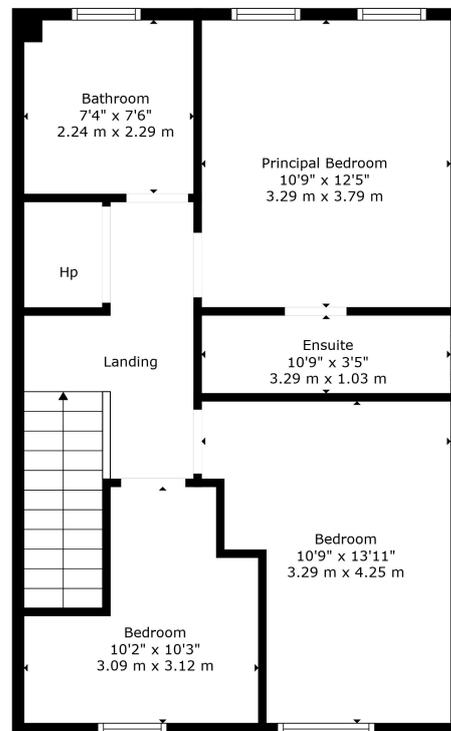
Offers around
£195,000







Floor 1



Floor 2

Description

A crisp and modern semi detached home set within the hamlet of St James on the edge of Royal Hillsborough. This property is perfectly located between Moira and Hillsborough with good road links to both the A1 for Dublin and the M1 for Belfast.

The property has been perfectly maintained by the current vendors. The solid oak flooring and internal doors gives a feeling of quality whilst retaining a fresh modern look. It offers deceptively spacious accommodation to include a bright drawing room, spacious open plan kitchen with dining/family room and private rear garden with views across open countryside. Viewing a must!

Features

- Modern semi detached home
- Bright entrance hallway with stairs to the first floor landing
- Cloakroom with WC and wash hand basin
- Drawing room with feature oak flooring and glazed door to the dining area
- Modern fitted kitchen with ample storage, built in appliances open plan to dining area
- Dining area with French doors to the rear garden
- Three spacious bedrooms, master bedroom with en suite shower room
- Bathroom on the first floor with a white suite
- Oak internal doors
- PVC double glazed windows
- Oil fired central heating
- Private, sunny rear garden in lawn with generous patio area
- Spacious tarmac driveway to the front



Score	Energy rating	Current	Potential
92+	A		
81-91	B	85 B	85 B
69-80	C		
55-68	D		
39-54	E		
21-38	F		
1-20	G		

These particulars do not constitute any part of an offer or contract. None of the statements contained in these particulars are to be relied on as statements or representations of fact and intending purchasers must satisfy themselves by inspection or otherwise to the correctness of each of the statements contained in these particulars. The vendor does not make or give, and neither Stewart Estate Agents, nor any person in its employment has any authority to make or give, any representation or warranty whatever in relation to this property. Stewart Estate Agents has not tested any equipment, apparatus, fittings or services and cannot verify that these are in working order.