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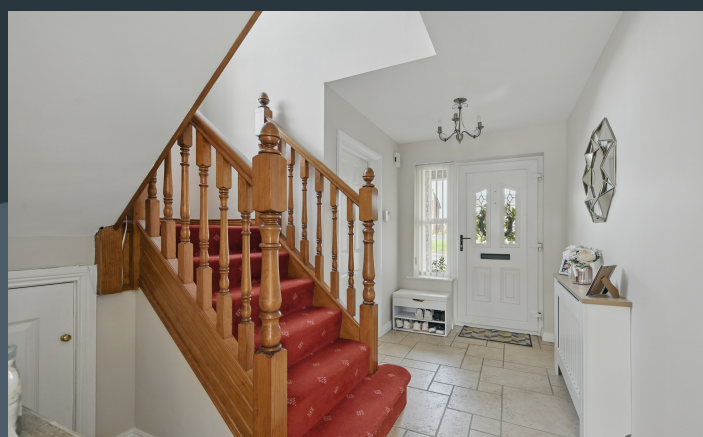
**34 SPRINGHILL MANOR**  
Magheralin BT67 0UB



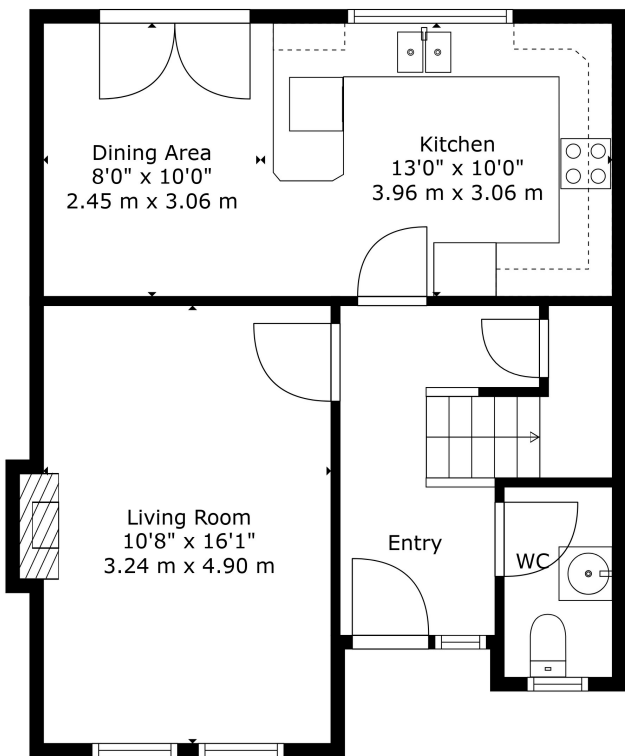
Offers around  
**£239,950**



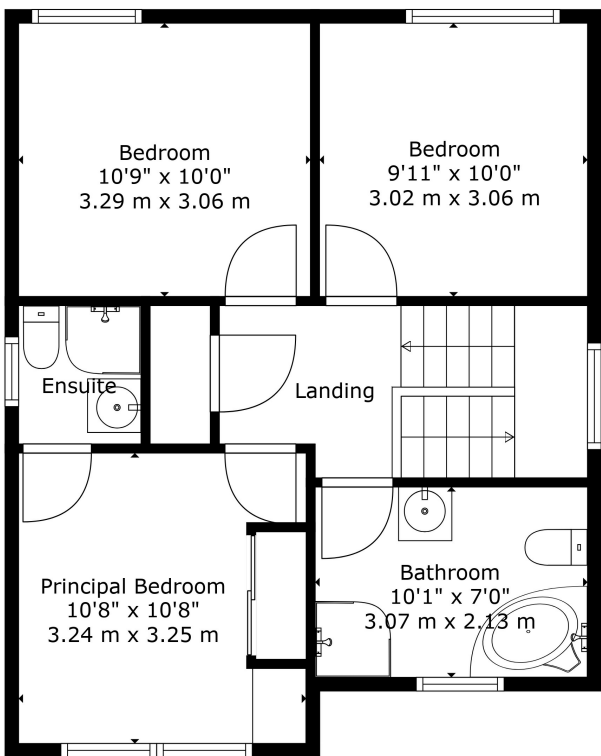








Floor 1



Floor 2

**TOTAL: 1054 sq. ft, 98 m2**  
FLOOR 1: 523 sq. ft, 49 m2, FLOOR 2: 531 sq. ft, 49 m2  
EXCLUDED AREAS: FIREPLACE: 4 sq. ft, 0 m2

Sizes And Dimensions Are Approximate. Actual May Vary.

Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C		
55-68	D	61 D	67 D
39-54	E		
21-38	F		
1-20	G		

## Description

Springhill Manor is a much admired and highly respected development of quality homes and the sale of this stunning property will provide a wonderful opportunity to purchase an affordable detached three bedroom home that has been exceptionally well maintained and presented in a modern style.

The property is well located on the Ballymabredan Road for St Patricks Primary School and to the main Belfast Road for good road networks for neighbouring towns and villages.

All in all, a modern and stylish detached quality home in a prime residential setting. Viewing a must!

## Features:-

- Stylish detached residence with a matching detached garage
- Three spacious bedrooms, master bedroom with fitted wardrobes and vanity unit as well as an ensuite shower room
- Elegant entrance porch with decorative timber detailing
- PVC front door leading into a spacious hallway with an attractive staircase to the first floor landing
- Downstairs cloak room with WC and wash hand basin
- Spacious Living room with a feature sandstone style fireplace and matching hearth
- Open plan kitchen with dining area with double doors leading to the rear gardens
- Modern and stylish fitted kitchen with a good range of fitted high and low level cabinetry including a feature breakfast bar and over mantle. Built in oven and inset hob. Built in fridge. Integrated dish washer
- Bathroom on the first floor with a modern white suite including a corner bath, WC and wash hand basin as well as a corner shower cubicle. Tiled floor and feature tiled walls
- PVC double glazed windows
- Oil fired central heating
- Neat lawns to the front and rear. South facing rear garden. Tarmac driveway
- Floored roof space with light and power and integrated loft ladders



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.

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