

Tim Martin
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20 Birch Lane
Saintfield
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Offers Around
£225,000

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SUMMARY

Situated within this modern development and within walking distance of Saintfield village, this stunning home is perfect for the first time buyer, young couple or family.

This beautifully presented semi detached home, boasts a 'show home' finish and is fitted with oil fired central heating and double glazing, whilst enjoying an excellent energy rating to help lower running costs. The ground floor comprises of a spacious lounge with open fire, contemporary fitted kitchen and dining area with an excellent range of integrated appliances, WC and bespoke understairs storage cupboards, whilst three excellent sized bedrooms, including the principle bedroom ensuite and bathroom, fitted with a stunning white suite, completes the first floor.

Outside, a spacious driveway provides parking for 2 cars, whilst fully enclosed, south facing rear gardens are laid out in lawn with a paved patio area, boasting excellent entertaining space with easy maintenance in mind.

A short stroll will bring you into the village, where you can enjoy many local amenities, restaurants, local boutiques, coffee shops and the Saintfield market. The local primary and secondary schools are within walking distance as too is public transport, allowing for a convenient commute to Downpatrick, Belfast and Lisburn.

FEATURES

- Semi Detached Home Finished To An Exceptional Standard Throughout
- Spacious Lounge With Open Fire
- Contemporary Fitted Kitchen With An Excellent Range Of Integrated Appliances
- Downstairs WC
- Three Excellent Sized Bedrooms With The Principle Bedroom Ensuite
- Stunning Fitted Bathroom Suite
- Oil Fired Central Heating, uPVC Double Glazing And An Excellent Energy Rating
- Driveway Providing Parking For 2 Cars And Fully Enclosed, South Facing Rear Gardens
- Within Walking Distance Of Saintfield Village, Local Schools And Public Transport
- Convenient Commute To Belfast, Downpatrick And Lisburn

Entrance Hall

PVC entrance door; tiled floor; built in under stairs storage; telephone connection point.

WC

5'10 x 4'6 (1.78m x 1.37m)

Modern white suite comprising close coupled wc and wall mounted wash hand basin; tiled floor; extractor fan.

Lounge

17'2 x 13'11 (5.23m x 4.24m)

Contemporary fire surround with granite inset and matching hearth; open fire; tv and telephone connection points; sliding PVC door to parking area.

Kitchen / Dining Area

17'2 x 11'8 (5.23m x 3.56m)

Extensive range of contemporary fitted high and low level cupboards and drawers with matching island unit incorporating a Franke 1½ twin stainless steel sink unit with swan neck mixer taps; integrated appliances to include 'Candy' electric oven; microwave; 'Candy' 4 ring ceramic hob with 'Elica' extractor unit over; 'Candy' fridge freezer; 'Candy' washing machine; dishwasher; wood laminate worktops with matching breakfast bar; tiled floor recessed spotlights; sliding PVC patio door to rear gardens.

First Floor / Landing

Access to roofspace.

Principal Bedroom

14'0 x 10'10 (4.27m x 3.30m)

En Suite Shower Room

5'11 x 5'6 (1.80m x 1.68m)

Modern white suite comprising, separate tiled shower cubicle with thermostatically controlled shower unit and wall mounted telephone shower attachment; 'Drench' shower head over; fitted sliding shower doors; close coupled wc; small pedestal wash hand basin with mono mixer tap; part tiled walls; tiled floor; extractor fan.

Bedroom 2

11'9 x 8'11 (3.58m x 2.72m)

Bedroom 3

8'5 x 7'11 (2.57m x 2.41m)

Bathroom

8'0 x 5'11 (2.44m x 1.80m)

Stunning white suite comprising, 'P' shaped panel bath with pillar mixer taps; thermostatically controlled shower unit with wall mounted telephone shower attachment; fitted glass shower screen; small pedestal wash hand basin with mono mixer tap; close coupled wc; part tiled walls; tiled floor; extractor fan.

Outside

Spacious driveway providing parking for two cars.

Gardens

Fully enclosed south facing rear gardens laid out in lawn; paved patio area; outside lights; water tap; PVC oil storage tank; enclosed oil fired boiler; gate access to front.

Capital / Rateable Value

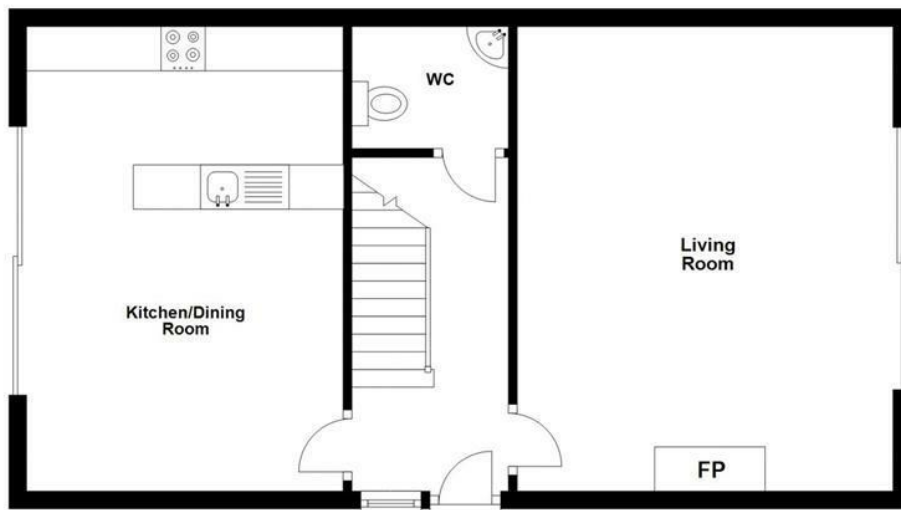
£135,000 = Rates Payable £1247.81 Per Annum (Approximately)

Management Charges

£220 Per Annum

Ground Floor

Approx. 51.5 sq. metres (553.8 sq. feet)



First Floor

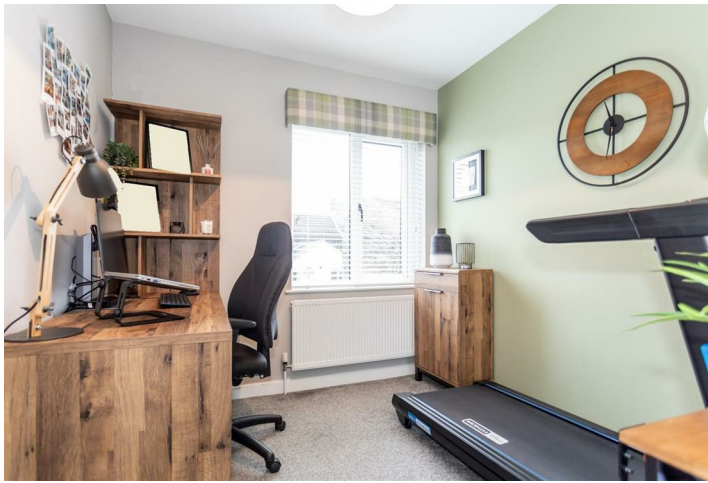
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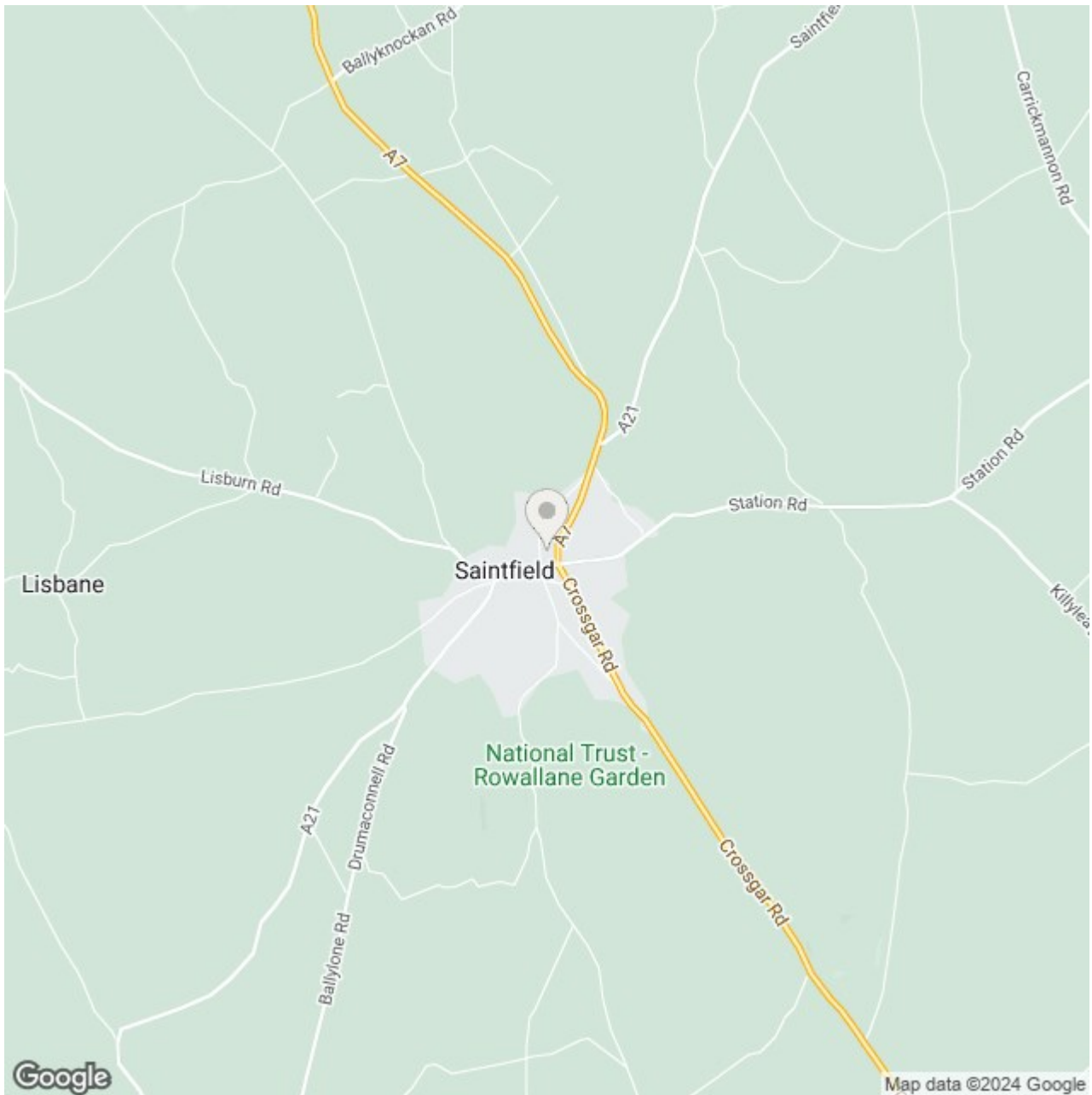


Total area: approx. 102.9 sq. metres (1107.6 sq. feet)









RICS



Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B	86	86
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		

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