



Ballynahinch Branch

24 High Street
Ballynahinch BT24 8AB
028 9756 4400

Downpatrick Branch

49-51 Market Street
Downpatrick BT30 6LP
028 4461 2100

Banbridge Branch

18 Bridge Street
Banbridge BT32 3JS
028 4062 2226

General Enquiries

sales@quinnestateagents.com



For any enquiry relating to this property, please contact

Edel Curran

edel@quinnestateagents.com



40 Saintfield Road Crossgar BT30 9HY

Offers In The Region Of
£350,000

Terms & Conditions

Please note that these particulars do not constitute an offer or contract of sale. Any prospective purchaser should satisfy themselves by thorough inspection of the property and we recommend that any prospective purchaser should employ the professional services of a building surveyor and consider their findings prior to entering into contract. All such fees associated with this work will be the responsibility of the prospective purchaser regardless of whether the sale completes or not. In addition, none of the appliances or installations have been tested in any way whatsoever and it is our recommendation that a purchaser should fully satisfy themselves by employing an appropriate expert. We would also like to advise that our measurements are taken from the widest points of each room and should not be relied upon as completely accurate. You should not make decisions based on the measurements provided and double check measurements at all times.

Valuation/Mortgage Service

As part of our service we would remind Vendors and potential purchasers that we have a Mortgage Broker available at this branch. If you are thinking of selling, we would be happy to carry out a free market appraisal of your property.

- Extended Detached Cottage
- 4 Spacious Bedroom
- 3 Bathrooms
- Large Kitchen
- Dining Room & Large Utility
- Family Room
- Master Bedroom with Walk in Wardrobe
- With Second Bedroom ensuite
- Viewing Recommended - Contact Aoibheann on 07710308955
- Contact Donnan on 07545576819 For Financial Advice

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			
(81-91) B			
(69-80) C			
(55-68) D			
(39-54) E		44	57
(21-38) F			
(1-20) G			
Not energy efficient - higher running costs			



40 Saintfield Road

Crossgar, BT30 9HY



[Directions](#)

We are pleased to welcome onto the sales market this deceptively spacious extended cottage - the living space in this house is adaptable to the growing needs of the modern family. With a spacious living area, and large kitchen.

Situated between Crossgar & Saintfield, this house is situated in the perfect position for commuters. It is also close to local schools & convenient to the bus routes.

There is a mature garden to the rear of the house, with a generous sized workshop.

The sale of this property is chain free, and early viewing is recommended, contact Aoibheann on 07710308955.

Accommodation

This extended cottage will be perfect for the modern growing family. With 4 bedrooms, and flexible living spaces in the downstairs, you will not be short on space. The kitchen has a pantry just off, and there is also a large utility room. There is a well kept dining room & large lounge, perfect for entertaining.

This house provides a great opportunity to acquire a spacious home in a popular commuter area.

Outside

This house has mature gardens, and also has an entertaining patio, perfect for those lovely summer evenings. There is a workshop to the back of the property which would be easily adapted to your needs.

Financial Advice

We are pleased to recommend Donnan Ritchie to answer any of your mortgage related questions, he can be contacted on 07545576819.



40 Saintfield Road, Crossgar