



## 3 GRANGE AVENUE

Ballynahinch Road  
Saintfield BT24 7NG

- Detached extended home
- Kitchen with living and dining area
- Living room
- Family bathroom
- 4 bedrooms
- Master bedroom ensuite
- Study
- Garage
- Well presented
- Great location

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) <b>A</b>		
(81-91) <b>B</b>		
(69-80) <b>C</b>		
(55-68) <b>D</b>		
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
Not energy efficient - higher running costs		
Northern Ireland		
		EU Directive 2002/91/EC

**Offers Around £350,000**

# 3 Grange Avenue

Ballynahinch Road, Saintfield, BT24 7NG



**Entrance Hall**

22'2" x 6'7" (6.75m x 2.00m)  
Pvc front glazed front door to entrance hall with solid wood flooring. Large store cupboard.

**Living Room**

15'1" x 13'1" (4.60m x 3.99m)  
Bright spacious bedroom with bow window and sold wood flooring. Feature fireplace.

**Kitchen/ Living/ Dining area**

18'7" x 29'2" (5.66m x 8.89m)  
Large open plan kitchen/ living/ dining area with a range of high and low level units, granite worktops, island unit with gas hob and stainless steel sink unit. integrated oven and hob, recess for American style fridge freezer, integrated dishwasher. Tiled floor and splash area.  
Living area with wood burning stove. Doors to rear patio area.

**Utility Room**

8'5" x 9'6" (2.57m x 2.90m)  
Range of high and low level units including sink unit and space for washing machine and tumble dryer. Door to rear and garage.

**Bedroom 1**

11'0" x 9'8" (3.35m x 2.95m)  
Front facing bedroom.

**Bathroom**

White suite comprising low flush w.c, wash hand basin, shower and bath. Tiled floor and splash.

**Bedroom 2**

9'9" x 9'8" (2.97m x 2.95m)  
Side facing.

**Landing**

Skylight.

**Bedroom 3**

15'8" x 13'1" (4.78m x 3.99m)  
Master bedroom with ensuite and dressing room.

**En-suite**

White suite comprising low flush w.c, wash hand basin and shower cubicle. Tiled floor and splash area.

**Walk-in Wardrobe**

**Office**

7'1" x 11'10" (2.16m x 3.61m)  
Rear facing room.

**Bedroom 4**

13'9" x 9'9" (4.19m x 2.97m)  
Front facing.

**Garage**

Roller door.

**Outside**

To the front is a good sized garden laid out in lawn with ample parking. To the rear is an enclosed raised garden laid out in lawns with paved patio area.

Open plan.

Open plan.



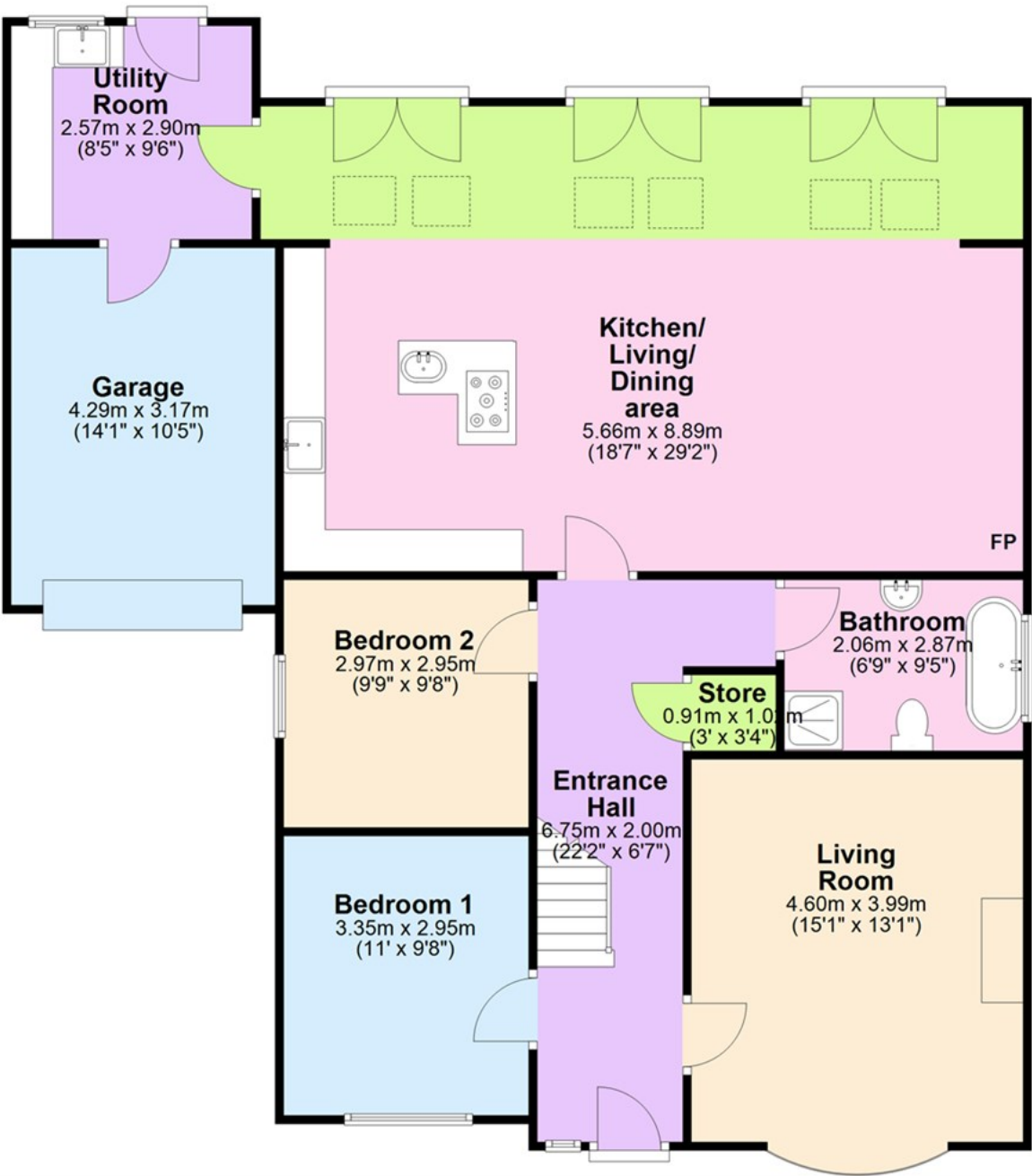
**Directions**



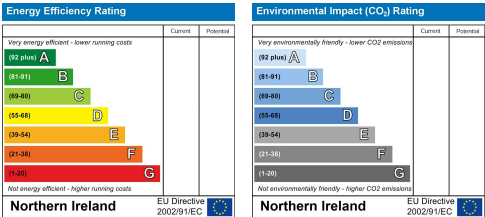


Floor Plan

Ground Floor



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