



3 GRANGE AVENUE

Ballynahinch Road
Saintfield BT24 7NC

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) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
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. Front facing bedroom. and solid 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.

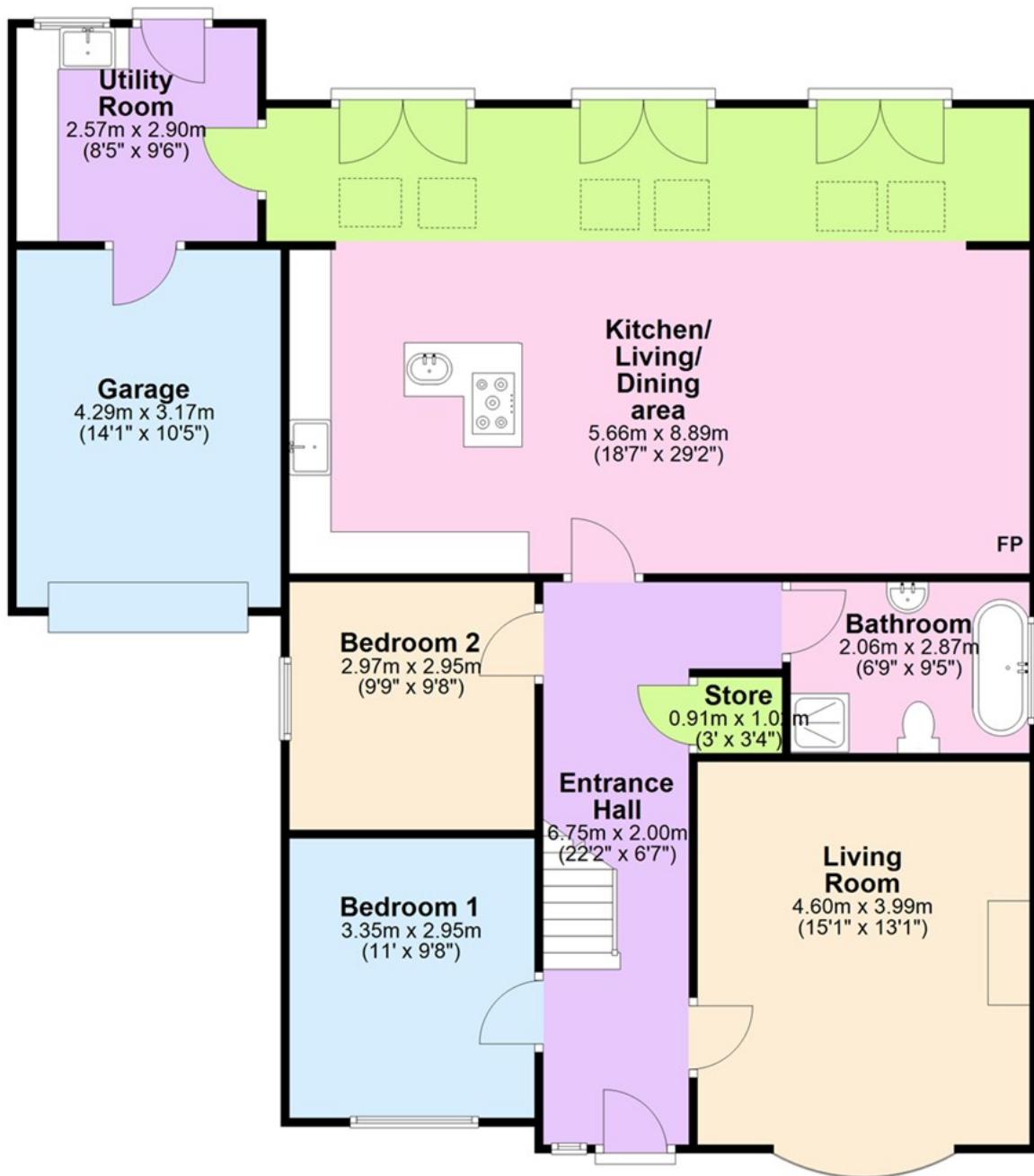


Directions



Floor Plan

Ground Floor



These particulars, whilst believed to be accurate are set out as a general outline only for guidance and do not constitute any part of an offer or contract. Intending purchasers should not rely on them as statements of representation of fact, but must satisfy themselves by inspection or otherwise as to their accuracy. No person in this firms employment has the authority to make or give any representation or warranty in respect of the property.

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs (92 plus)	A		
(81-91)	B		
(70-80)	C		
(55-64)	D		
(39-54)	E		
(21-38)	F		
(1-20)	G		
Not energy efficient - higher running costs			
Northern Ireland		EU Directive 2002/91/EC	

Environmental Impact (CO ₂) Rating		Current	Potential
Very environmentally friendly - lower CO ₂ emissions (92 plus)	A		
(81-91)	B		
(70-80)	C		
(55-64)	D		
(39-54)	E		
(21-38)	F		
(1-20)	G		
Not environmentally friendly - higher CO ₂ emissions			
Northern Ireland		EU Directive 2002/91/EC	