

12 BIRCH LANE Saintfield BT24 7FP

- Four bedrooms
- Master bedroom ensuite
- Living room
- Kitchen/ dining area
- Garage
- Beautifully presented
- Utility room
- Bathroom
- Enclosed garden
- Semi detached home

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus)	A		
(81-91)	B		
(69-80)	C		
(55-68)	D	68	75
(39-54)	E		
(21-38)	F		
(1-20)	G		
Not energy efficient - higher running costs			
Northern Ireland		EU Directive 2002/91/EC	

Asking Price £229,950

12 Birch Lane

, Saintfield, BT24 7FP



Entrance Hall

PVC front door with glazed side panel window leading to bright entrance hall with tiled floor.

Bedroom One (Ensuite)

12'0" x 9'8" (3.66 x 2.95)

Built in robes.

Ensuite

8'2" x 5'4" (2.49 x 1.63)

White suite encompassing low flush W/C, wash hand basin and shower with tiled floor and splash backs.

Garage

18'1" x 10'5" (5.51 x 3.18)

Up and over door. Power and light.

Utility Room

6'1" x 5'1" (1.85 x 1.55)

Stainless steel sink and drainer.

FIRST FLOOR

Landing (18'0" x 6'9") with door to garden. 11'2" x 9'6" (3.40 x 2.90)

Living Room

18'8" x 11'0" (5.69 x 3.35)

Bright spacious room with Juliet balcony.

Kitchen / Dining

18'8" x 8'5" (5.69 x 2.57)

Range of high and low rise units with stainless steel sink and drainer and tiled splash backs. Integrated oven and hob with stainless steel extractor fan.

Integrated dish washer and fridge/freezer. Tiled floor.

SECOND FLOOR

Landing (10'5" x 9'9"). Hotpress

Bedroom Two

12'1" x 9'9" (3.68 x 2.97)

Built in robes. Front facing.

Bedroom Three

11'2" x 9'6" (3.40 x 2.90)

Front facing.

Bedroom Four

7'9" x 7'7" (2.36 x 2.31)

Rear facing.

Bathroom

8'4" x 7'9" (2.54 x 2.36)

White suite encompassing low flush W/C, wash hand basin and bath with overhead shower. Tiled walls and floor. Towel radiator.

OUTSIDE

To the front - lawned area with paved brick driveway. To the rear - enclosed rear garden laid in lawn with paved patio area and feature flowerbed.

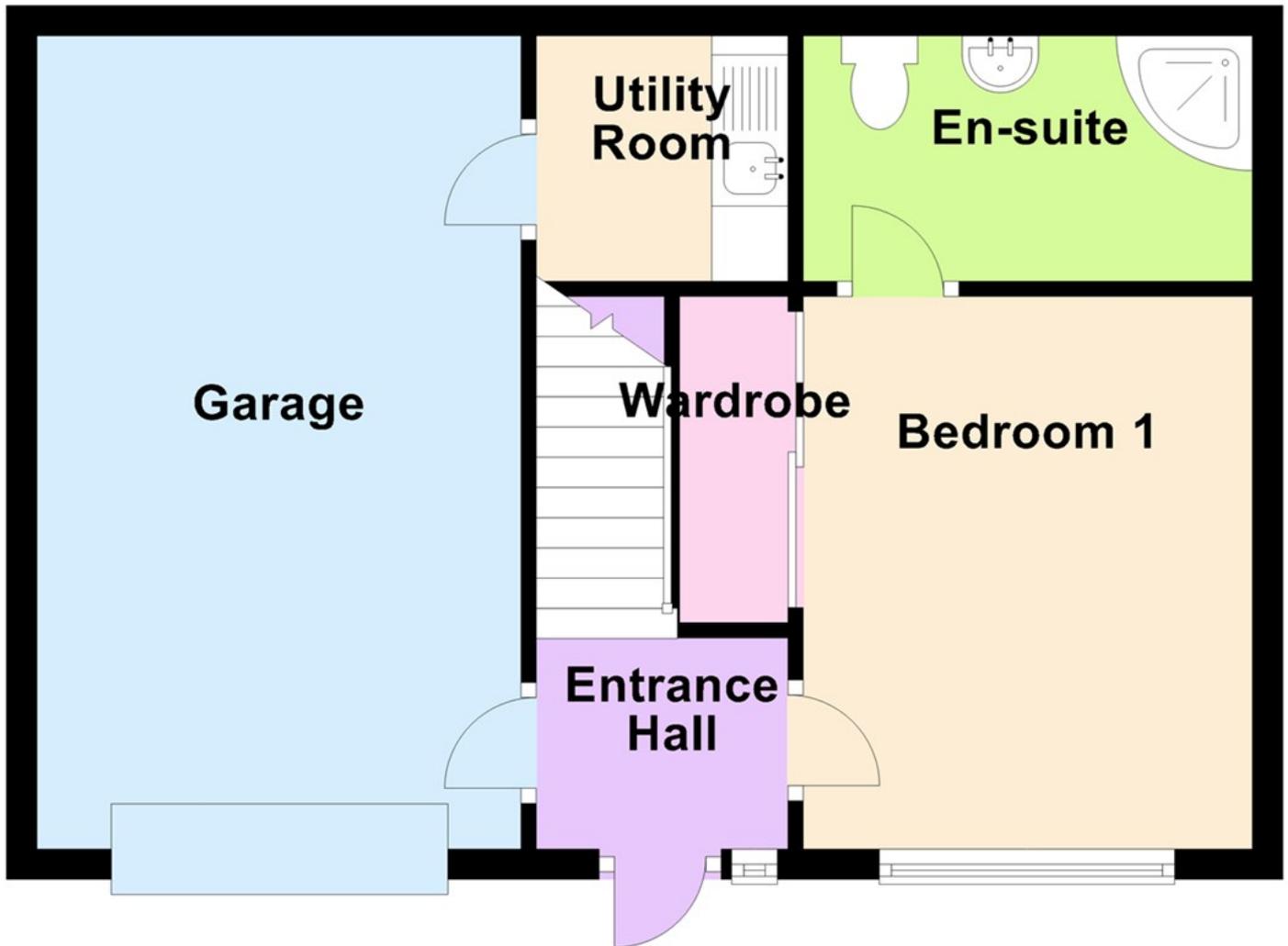


Directions

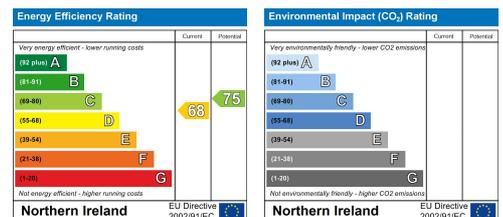


Floor Plan

Ground Floor



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