



6 SPINNERS GATE

Killinchy Newtownards
BT23 6WB

- Semi Detached Home
- Three Bedrooms
- Master Bedroom with Ensuite
- Family Bathroom and Downstaire W/C
- Living Room
- Kitchen /Dining/Living
- Beautifully Presented Throughout
- Enclosed Rear Garden with Patio Area
- Ample Off Street Parking
- Convenient and Popular 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	83	83
	EU Directive 2002/91/EC	

Offers Around £245,000

6 Spinners Gate

Killinchy, Newtownards, BT23 6WB



Entrance Hall

6'7" x 3'8" (2.00m x 1.12m)

PVC front door into bright entrance hall with tiled floor.

Living Room

13'1" x 12'4" (3.99m x 3.76m)

Bright and spacious living room with feature bay window. Parquet style wooden flooring.

Kitchen/Dining/Living

16'4" x 10'7" (4.98m x 3.23m)

Modern fitted kitchen with range of high and low rise units with integrated stainless steel sink and drainer. Integrated dish washer and fridge/freezer. Electric oven and hob with overhead stainless steel extractor fan. Tiled floor. Space for dining/living. Double patio doors to rear garden. Door to utility room.

Utility Area

3'9" x 6'4" (1.14m x 1.93m)

Recess for washing machine and tumble dryer.

WC

3'9" x 6'0" (1.14m x 1.83m)

White suite encompassing low flush W/C and wash hand basin. Tiled floor and part tiled walls.

Landing

13'1" x 3'2" (3.99m x 0.97m)

Window to side. Access to storage cupboard.

Master Bedroom

10'5" x 10'6" (3.18m x 3.20m)

Front facing.

En-suite

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

Bedroom 2

8'8" x 13'1" (2.64m x 3.99m)

Rear facing.

Bedroom 3

7'10" x 10'8" (2.39m x 3.26m)

Rear facing.

Bathroom

9'10" x 5'8" (3.00m x 1.73m)

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

OUTSIDE

To the front - tarmaced driveway with ample space for off street parking and area laid in lawn. To the rear - enclosed rear garden with area laid in artificial grass and paved patio area ideal for outside entertaining.

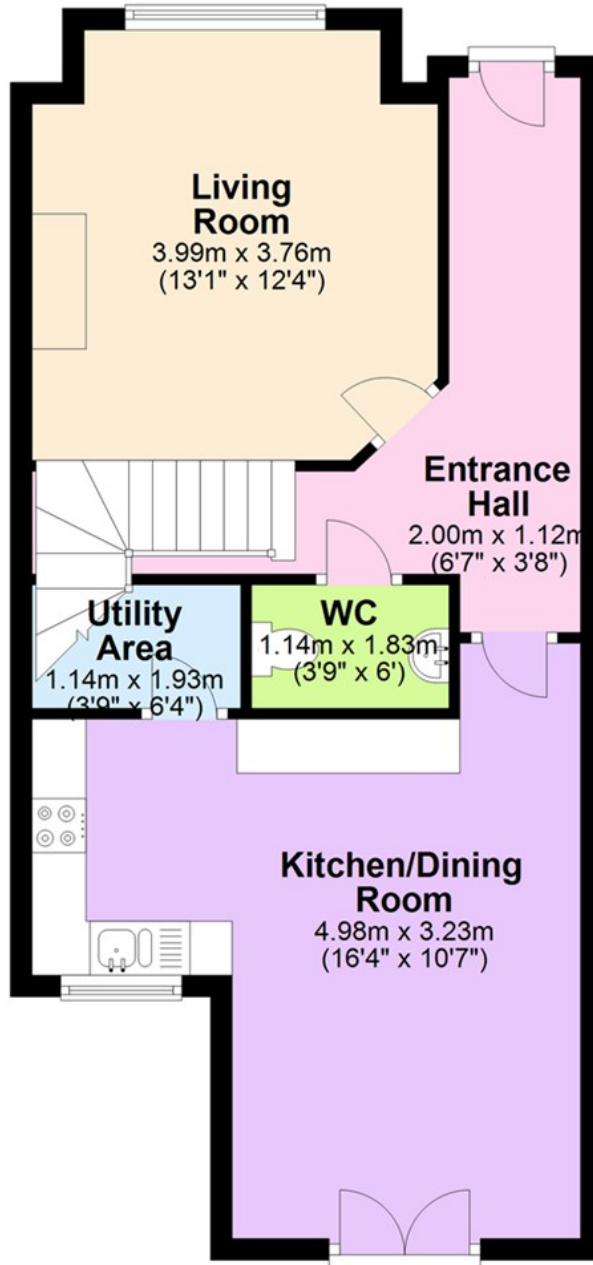


Directions

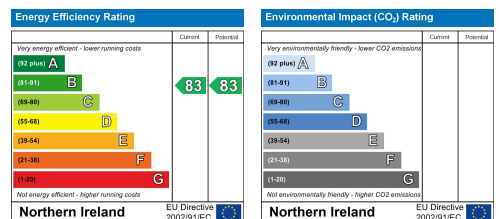


Floor Plan

Ground Floor



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