

Tim Martin
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**10 Station Mews
Saintfield
BT24 7LN**

**Offers Around
£220,000**

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SUMMARY

This well-presented semi-detached home, located in a desirable residential area, offers generous space both in and outside, making it ideal for growing families.

The ground floor boasts lounge, wc, kitchen and dining room with sliding patio doors opening onto the rear garden and patio. Upstairs, the property offers three well-proportioned bedrooms and a modern family bathroom. The home benefits from oil-fired central heating and double glazing.

Externally the property is equally as impressive; the rear garden is laid out in lawns with a flagged patio area – ideal for enjoying summer bar-be-ques. The recently installed, summer house and store boasts light, power and heating making it an ideal space for a home office, studio, gym, or additional accommodation.

This property is ideally located within walking distance of Saintfield main street hosting boutiques, coffee shops, churches, library and doctors surgery. Academy Primary and Saintfield High School are also a short walk away. An excellent public transport service and road network allows for a convenient commute to Belfast, Lisburn and Downpatrick; as well as schools in the surrounding towns and Belfast.

FEATURES

- Well-Presented Semi-Detached Home
- Lounge and Separate Dining Room with Patio Doors to Rear Garden
- Downstairs WC
- Three Excellent Sized Bedrooms (Two with Built In Wardrobes)
- Spacious Modern Family Bathroom
- Oil Fired Central Heating and Double Glazing
- Enclosed Rear Gardens with Flagged Patio Area
- Recently Installed Summer House with Light, Power and Heating – Ideal for Home Office, Studio or Additional Accommodation
- Within Walking Distance to Saintfield's Local Amenities and Schools
- Convenient Commute to Belfast, Downpatrick and Lisburn

Entrance Hall

Composite front door with matching glazed side panels; under stairs storage cupboard; wood laminate flooring.

WC

5'2 x 4'7 (1.57m x 1.40m)

White suite comprising close coupled wc; wash hand basin with mono mixer taps set in a vanity unit with cupboards; tiled splashback; ceramic tiled floor.

Lounge

12'7 x 12'5 (3.84m x 3.78m)

Inglenook fireplace with enclosed electric stove set on a slate hearth; hardwood mantle over; TV aerial connection point; wood laminate flooring; corniced ceiling.

Kitchen

11'7 x 9'0 (3.53m x 2.74m)

Good range of high and low level cupboards and drawers with formica worktops; 1½ tub single drainer stainless steel sink unit with swan neck mixer taps; space and plumbing for washing machine and dishwasher; 4 ring ceramic hob with light and extractor fan over; Beko double electric ovens; space and housing for fridge / freezer; part tiled walls; ceramic tiled floor; door to rear garden.

Dining Room

12'3 x 11'8 (3.73m x 3.56m)

Wood laminate flooring; glazed sliding patio doors to rear patio and garden.

Stairs to First Floor / Landing

Hotpress with lagged copper cylinder and shelving; access to roofspace.

Bedroom 1

9'2 x 8'10 (2.79m x 2.69m)

Wood laminate flooring.

Bedroom 2

12'4 x 10'10 (3.76m x 3.30m)

Three double built in wardrobes concealing clothes rails and shelving; wood laminate flooring.

Bedroom 3

12'5 x 10'9 (3.78m x 3.28m)

Built in wardrobes concealing clothes rails and shelving; wood laminate flooring.

Bathroom

9'1" x 8'2" (2.79m x 2.49m)

Maximum Measurements

White suite comprising panel bath with mixer taps; shower unit with Mira Decor electric shower and wall mounted telephone shower attachment; PVC clad walls; folding glass shower door and side panel; vanity unit with wash hand basin and pillar mono mixer taps; drawers under; mirror fronted bathroom cabinet over; close coupled WC; chrome wall mounted towel radiator; ceramic tiled floor; PVC tongue and groove ceiling.

Outside

Bitmac drive to side of the property providing ample parking; front garden laid out in lawn.

Rear enclosed gardens laid out in lawns and planted with a selection of ornamental and flowering shrubs; flagged patio area; boiler house with Grant oil fired boiler ; oil storage tank; outside light.

Summer House

13'6 x 9'3 (4.11m x 2.82m)

Wood laminate flooring; LED spotlights; glazed double patio door; electric heating; uPVC double glazing; illuminated composite decking to front.

Store

9'6 x 3'7 (2.90m x 1.09m)

Glazed uPVC entrance door.

Tenure

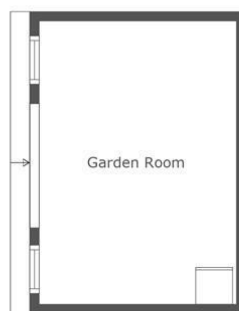
Leasehold

Ground Rent

£80 Per Annum (approx)

Capital / Rateable Value

£115,000. Rates Payable = £1,167.94 Per Annum (approx)



Floor 1

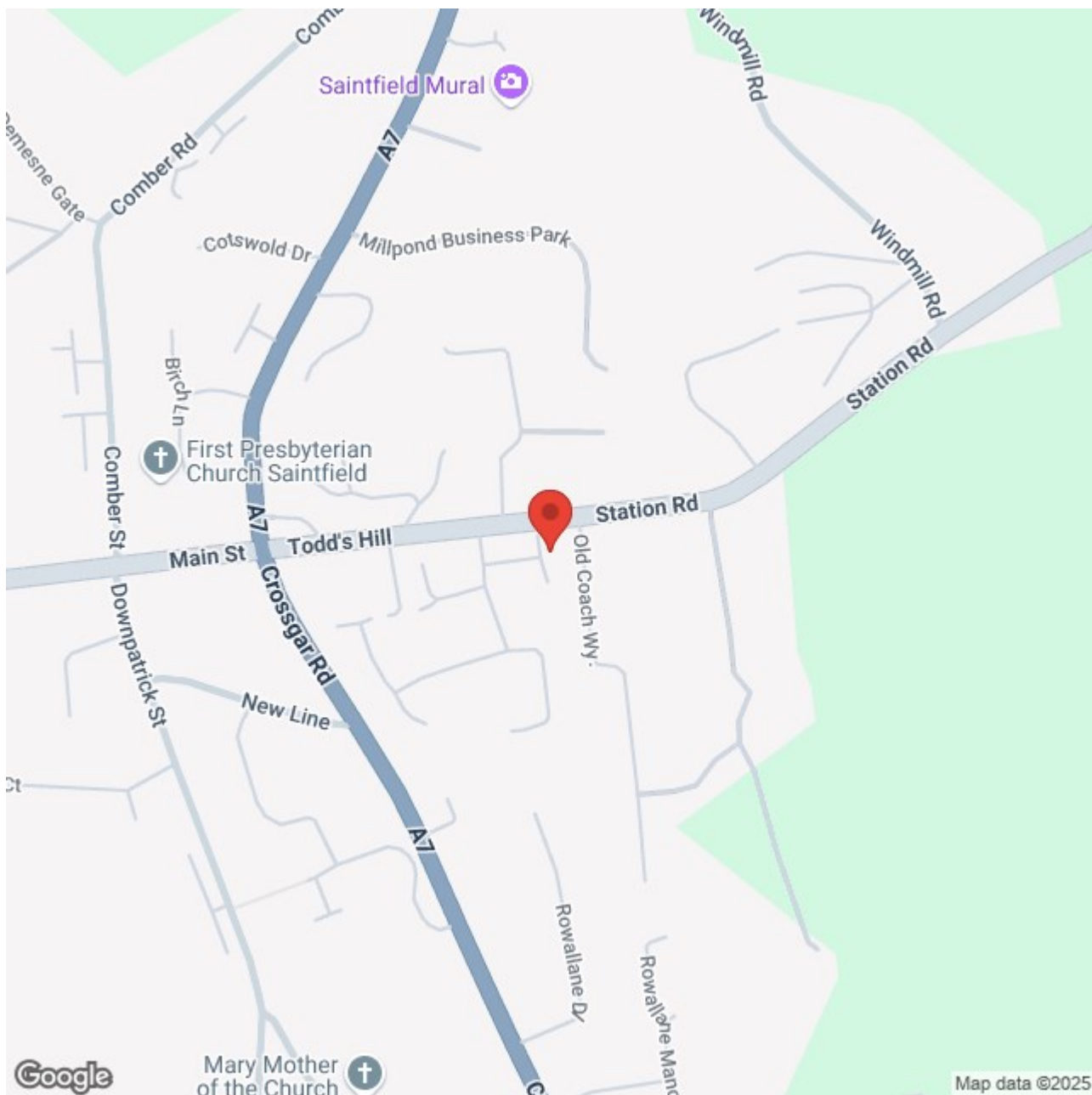


Floor 2









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		

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