

Tim Martin
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**7 Cleland Avenue
Killinchy
BT23 6PJ**

**Rent
£850 Per Month**

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SUMMARY

Set within walking distance to Killinchy Village, this deceptively spacious mid terrace property is ready for immediate occupation.

The ground floor boasts a bright and spacious lounge which leads to the kitchen and rear porch / utility room. The accommodation at this level is completed with a separate dining room and adjoining shower room, making it suitable as a fourth bedroom, if required. Upstairs provides three bedrooms, two with built in storage, and a family bathroom.

The enclosed flagged yard to the rear is easily maintained and is enhanced by a separate store. Off street parking is provided in the communal car park to the side of the properties.

Situated close to Balloo and Killinchy, the property is within walking distance of Killinchy Primary School, Balloo House Restaurant, McCanns Convenience Store, Petrol Filling Station and The Crafty Fox gift shop. Whiterock is only a short drive away, boasting beautiful coastal walks and water sports and Daft Eddies pub and restaurant. An excellent road network and public transport from Balloo allows for a convenient commute to Downpatrick and Belfast.

RENT: £850.00 per month
RATES: Landlord Pays Rates
DEPOSIT: £850.00

- Deceptively Spacious Mid Terrace Property
- Lounge Leading to Kitchen and Rear Porch / Utility Room
- Separate Dining Room with Adjoining Shower Room; Could be Used as a Fourth Bedroom (if desired)
- Three Bedrooms on First Floor; Two with Built In Storage
- Family Bathroom
- Oil Fired Central Heating and Double Glazing
- Enclosed, Flagged Rear Yard with Store
- Off Street Parking in Communal Car Park

Entrance Hall

Glazed uPVC entrance door.

Lounge

14 x 13'8 (4.27m x 4.17m)

TV aerial connection; built in tv stand and shelving.

Dining Room

9'3 x 8'10 (2.82m x 2.69m)

Shower Room

8'9 x 3'10 (2.67m x 1.17m)

White suite comprising rectangular shower unit with PVC clad walls; Mira Vigor electric shower; glass sliding shower door and side panel; close coupled wc; pedestal wash hand basin with mono mixer tap; extractor fan.

Kitchen

13'3x 7'9 min meas (4.04mx 2.36m min meas)

Good range of high gloss high and low level cupboards and drawers; formica worktop incorporating single drainer stainless steel sink unit with swan neck mixer tap; Flavel electric over; Covercook 4 ring ceramic hob with pull out canopy over concealing extractor fan and light; space for fridge; part tiled walls; fluorescent light.

Rear Porch

6'3 x 5'1 (1.91m x 1.55m)

Plumbing for washing machine; upvc door to rear yard

Stairs to First Floor / Landing

Hotpress with insulated copper cylinder and Willis type immersion heater; shelving.

Bathroom

8'1 x 5'11 (2.46m x 1.80m)

White suite comprising panelled bath; pedestal wash hand basin; close coupled wc; PVC cladding around bath.

Bedroom 1

12'1 x 10'8 (3.68m x 3.25m)

maximum measurement

Bedroom 2

12'3 x 8'10 (3.73m x 2.69m)

Double built in wardrobe with sliding doors concealing clothes rails and shelving.

Bedroom 3

8'10 x 8' (2.69m x 2.44m)

Built in cupboard with shelving.

Gardens

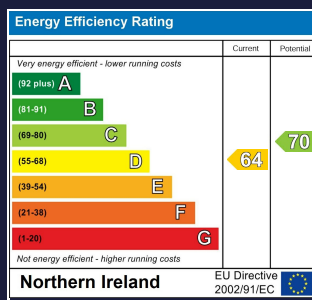
Front garden laid out in lawn with steps to front door. Enclosed, flagged rear yard; Firebird oil fired boiler; oil storage tank; outside light. Communal off street parking to side of properties.

Store

13'6 x 6'8 (4.11m x 2.03m)

Light and power.





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