

Tim Martin
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**10 Wicket Lane
Saintfield
BT24 7FJ**

**Offers Around
£215,000**

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SUMMARY

A beautifully presented detached property, ideally situated in the ever popular Saintfield Mill development with views over Saintfield Cricket club.

Perfect for the first time buyer, young family or those wishing to downsize, the property is fitted with oil fired central heating and double glazing. On the ground floor, the accommodation comprises of a spacious lounge with gas fire, a modern fitted kitchen with a living and dining area overlooking the rear gardens and a downstairs WC. The first floor enjoys three excellent sized bedrooms with the principal bedroom ensuite and a bathroom, fitted with a modern white suite.

Outside, the property occupies a fabulous corner site and boasts spacious gardens, which are laid out in lawn with a decking area. There is designated parking for 1 car.

Saintfield village is within walking distance as too are many amenities including local boutiques, restaurants, schools, churches and doctors surgery. Public transport and an excellent road network is only a short distance away allowing for a convenient commute to Downpatrick, Lisburn and Belfast.

FEATURES

- Well Presented Detached Property in the Ever Popular Saintfield Mill Development
- Beautiful Views Over Saintfield Cricket Club
- Spacious Lounge with Gas Fire
- Modern Fitted Kitchen with Living/Dining Area
- Three Excellent Sized Bedrooms Including Principle Bedroom with Ensuite Shower Room
- Bathroom Fitted with a Modern White Suite and Downstairs WC
- Oil Fired Central Heating and Double Glazing
- Spacious Gardens Laid out in Lawn with Decking Area and 1 Designated Parking Space
- Within Walking Distance of Saintfield Village, Local Schools and Public Transport
- Ideal for the First Time Buyer, Young Family or Those Wishing to Downsize

Entrance Hall

Wood laminate floor; telephone connection point.

Lounge

15'2 x 14'7 (4.62m x 4.45m)

Granite fireplace with matching hearth; gas fire inset; modern wood fire surround; wood laminate floor; tv aerial connection point; recessed spotlighting.

WC

7'10 x 3'2 (2.39m x 0.97m)

Modern white suite comprising close coupled wc; wall mounted wash hand basin with mono mixer tap; tiled floor; recessed spotlighting; extractor fan.

Kitchen / Dining Area

18'2 x 14'1 (5.54m x 4.29m)

At Widest Point - L Shaped

Good range of modern wood laminate high and low level cupboards and drawers incorporating a Franke 1½ tub stainless steel sink unit with swan neck mixer taps; integrated Gorenje electric oven; 4 ring ceramic hob; extractor hood with curved glass inset over; Indesit washing machine; space and plumbing for dishwasher; space for fridge/freezer; wood laminate worktops; tiled splash back; tiled floor; recessed spotlighting; built-in storage cupboard; double doors to rear garden.

First Floor / Landing

Hotpress with Ariston hot water tank.

Principal Bedroom

11'5 x 11'4 (3.48m x 3.45m)

TV and telephone connection points; recessed spotlighting; access to roofspace (via Slingsby type ladder).

En Suite Shower Room

8'0 x 3'9 (2.44m x 1.14m)

Modern white suite comprising separate tiled shower cubicle with Aquatherm thermostatically controlled shower unit and wall mounted telephone shower attachment; fitted folding shower door; semi-pedestal wash hand basin with mono mixer tap; close coupled wc; part tiled walls; tiled floor; recessed spotlighting; towel radiator; extractor fan.

Bathroom

8'6 x 6'4 (2.59m x 1.93m)

Maximum Measurements

Modern white suite comprising curved panel bath with mixer taps; Aquatherm thermostatically controlled shower unit and wall mounted telephone shower attachment; fitted curved glass shower screen; semi-pedestal wash hand basin with mono mixer tap; close coupled wc; part tiled walls; tiled floor; towel radiator; recessed spotlighting.

Bedroom 2

8'8 x 8'2 (2.64m x 2.49m)

Built-in sliding robes; tv and telephone connection points.

Bedroom 3

10'5 x 9'7 (3.18m x 2.92m)

Built-in sliding robes; tv and telephone connection points.

Outside

Designated parking for 1 car.

Gardens

Front gardens laid out in lawns with well stocked flowerbeds; enclosed side and rear gardens laid out in lawns; decking area; outside lights and water tap; enclosed oil fired boiler; PVC oil storage tank; garden shed; side access; views over Saintfield Cricket Club.

Tenure

Freehold

Management Charges

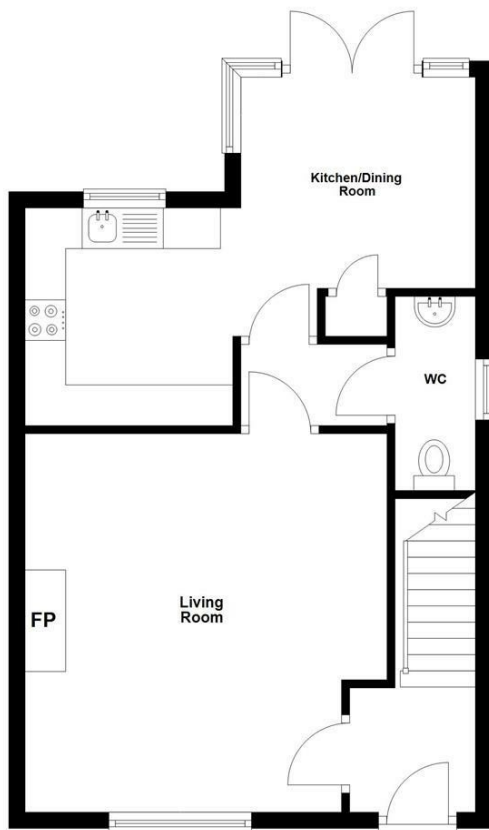
To Be Confirmed

Capital / Rateable Value

£130,000. Rates Payable £1269.50 Per Annum (Approximately)

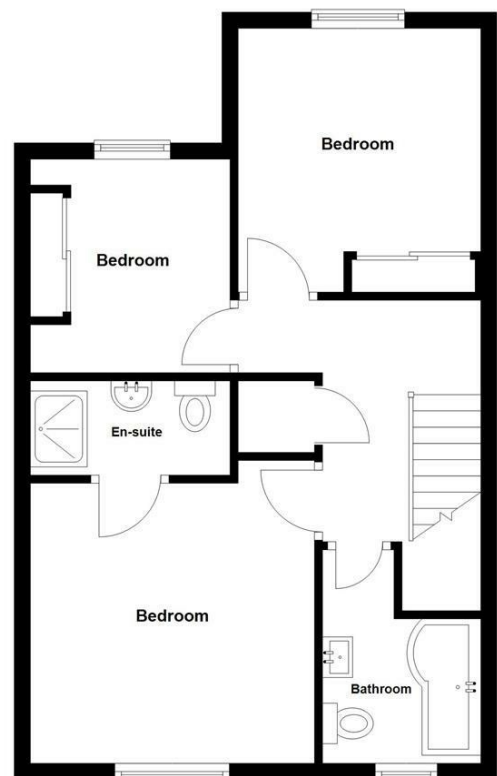
Ground Floor

Approx. 45.9 sq. metres (494.3 sq. feet)



First Floor

Approx. 46.1 sq. metres (496.5 sq. feet)

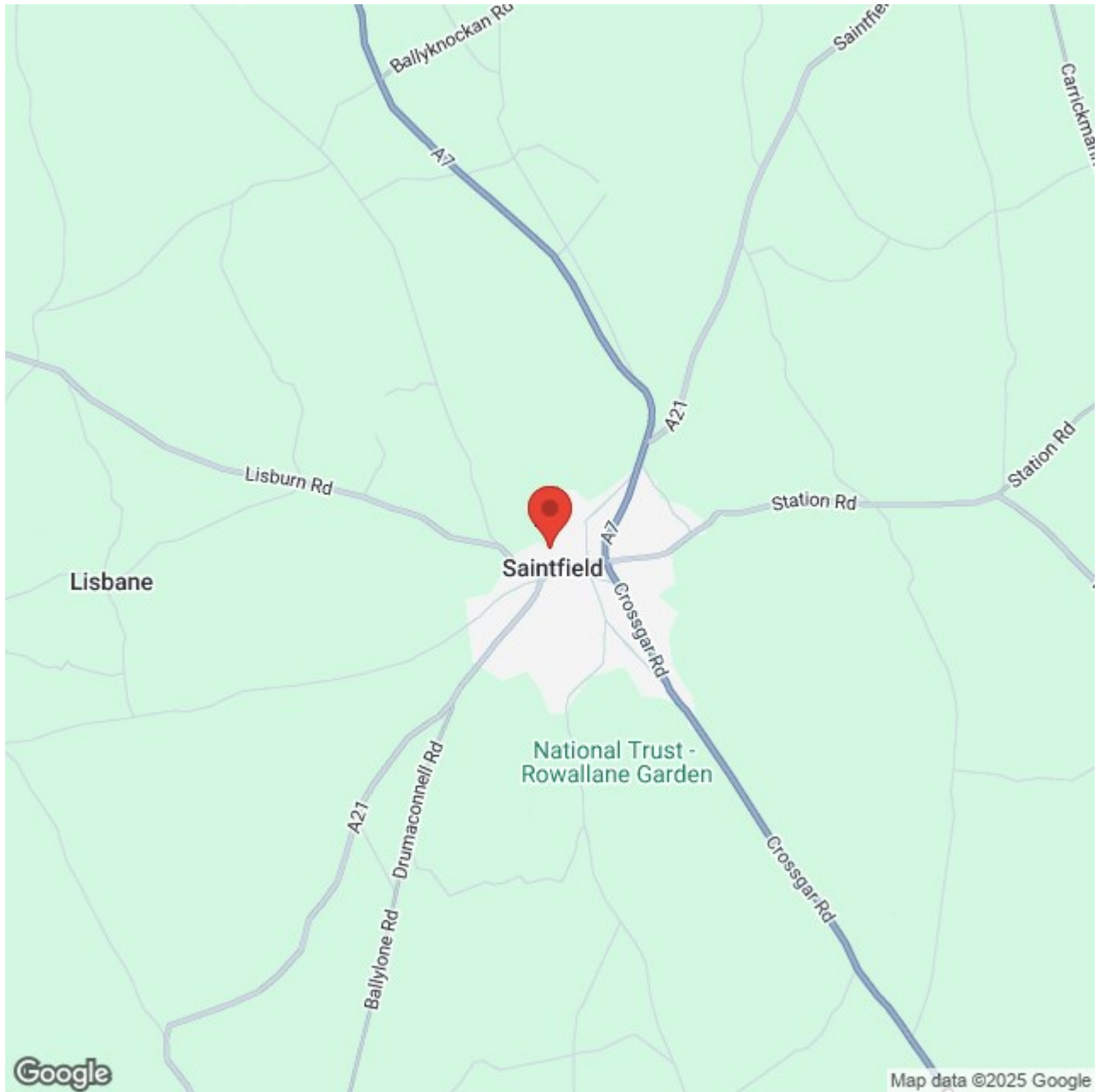


Total area: approx. 92.0 sq. metres (990.8 sq. feet)









RICS



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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