

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

**Offers Over
£180,000**

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SUMMARY

A beautifully presented, modern end townhouse, perfectly situated in the ever popular Saintfield Mill development and within walking distance of Saintfield's bustling village.

Perfect for the first time buyer, young couple or investor, the property is fitted with oil fired central heating, double glazing and enjoys an excellent energy rating to help lower running costs. The ground floor comprises of a bright and spacious lounge, a modern fitted kitchen with double patio doors opening out to the enclosed rear garden and a downstairs WC. Upstairs, there are two excellent sized bedrooms including the principal bedroom with an ensuite shower room and a bathroom, fitted with a modern white suite. Outside, enclosed and easily maintained rear gardens are laid out in artificial grass with a flagged patio area. Designated parking is located to the rear of the property.

Saintfield village boasts a wealth of amenities including local boutiques, pubs and restaurants, primary and secondary schools, and The National Trust's Rowallane Gardens. An excellent public transport service and road network allow for a convenient commute to Downpatrick, Lisburn and Belfast with ease of access to an excellent range of secondary schools in the Greater Belfast area.

FEATURES

- Beautifully Presented End Townhouse Perfect for the First Time Buyer, Young Couple or Investor
- Bright and Spacious Lounge
- Modern Fitted Kitchen with Integrated Appliances
- Downstairs WC
- Two Excellent Sized Bedrooms Including the Principal Bedroom with an Ensuite Shower Room
- Bathroom Fitted with a Modern White Suite
- Oil Fired Central Heating, Double Glazing and an Excellent Energy Rating
- Enclosed and Easily Maintained Rear Gardens and Designated Parking Space
- Within Walking Distance to Saintfield Village, Schools and Public Transport
- Convenient Commute to Downpatrick, Belfast and Lisburn

Entrance Hall

Wood laminate flooring

Lounge

14'10 x 14'8 (4.52m x 4.47m)

Maximum Measurements

Granite fireplace and hearth with painted wooden surround; wood laminate flooring; LED spotlights; TV aerial and telephone connection point.

Kitchen

14'7 x 10'11 (4.45m x 3.33m)

(Minimum Measurements)

Extensive range of painted effect high and low level cupboards and drawers; formica worktops incorporating 1½ tub stainless steel sink unit with swan neck mixer tap; 4 ring ceramic hob with stainless steel and glass extractor unit and light over; Belling electric oven; integrated microwave; integrated Gorenji fridge / freezer; space and plumbing for washing machine; LED spotlights; double patio doors to rear garden.

WC

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

(Minimum Measurements)

Close coupled WC; semi pedestal wash hand basin with mono mixer tap; tiled floor; LED spotlights; extractor fan.

Stairs to First Floor / Landing

Access to roofspace (partially floored); hotpress with Ariston pressurised hot water tank and shelving.

Principal Bedroom

14'9 x 14'8 (4.50m x 4.47m)

(Maximum Measurements)

LED spotlights; TV aerial connection point.

En Suite Shower Room

5'6 x 5'4 (1.68m x 1.63m)

White suite comprising quadrant tiled shower cubicle with thermostatically controlled shower and telephone shower attachment; glass sliding doors and side panels; semi pedestal wash hand basin with mono mixer taps; heated towel radiator; close coupled WC; tiled floor; part tiled walls; LED spotlights; extractor fan.

Bedroom 2

11'6 x 10'5 (3.51m x 3.18m)

(Maximum measurements - L Shaped)

Bathroom

6'10 x 6'3 (2.08m x 1.91m)

White suite comprising panelled bath with thermostatically controlled shower and telephone shower attachment; glass shower screen; close coupled WC; semi pedestal wash hand basin with mono mixer tap; heated towel radiator; tiled floor and part tiled walls; LED spotlights; extractor fan.

Rear Garden

Enclosed rear garden laid out in artificial grass and flagged patio area; enclosed area for oil storage tank and oil fired boiler; outside light and water tap.

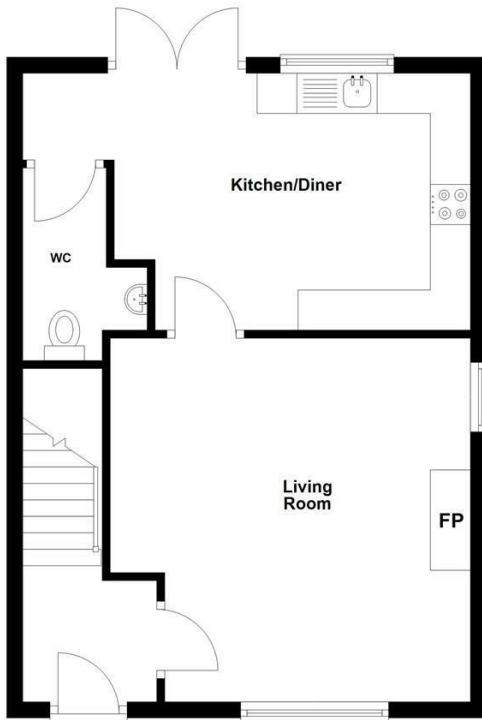
Tenure
Freehold

Capital / Rateable Value
£125,000. Rates Payable = £1,269.50

Management Fee
£177.96 Per Annum (Approximately) - includes maintenance of common areas, public liability insurance and street lighting.

Ground Floor

Approx. 43.7 sq. metres (470.3 sq. feet)



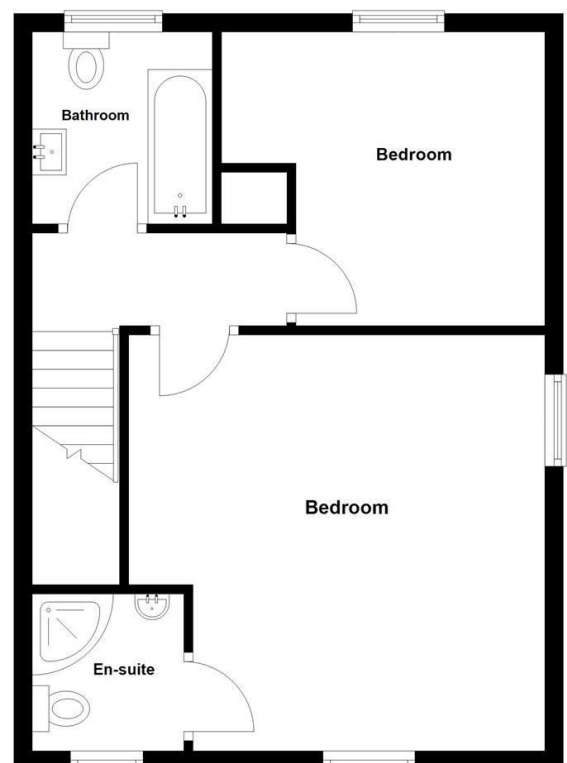
Total area: approx. 87.3 sq. metres (939.7 sq. feet)

Photos and Plans by houseflyni.co.uk
Plan produced using PlanUp.

1 Wicket Lane, Saintfield

First Floor

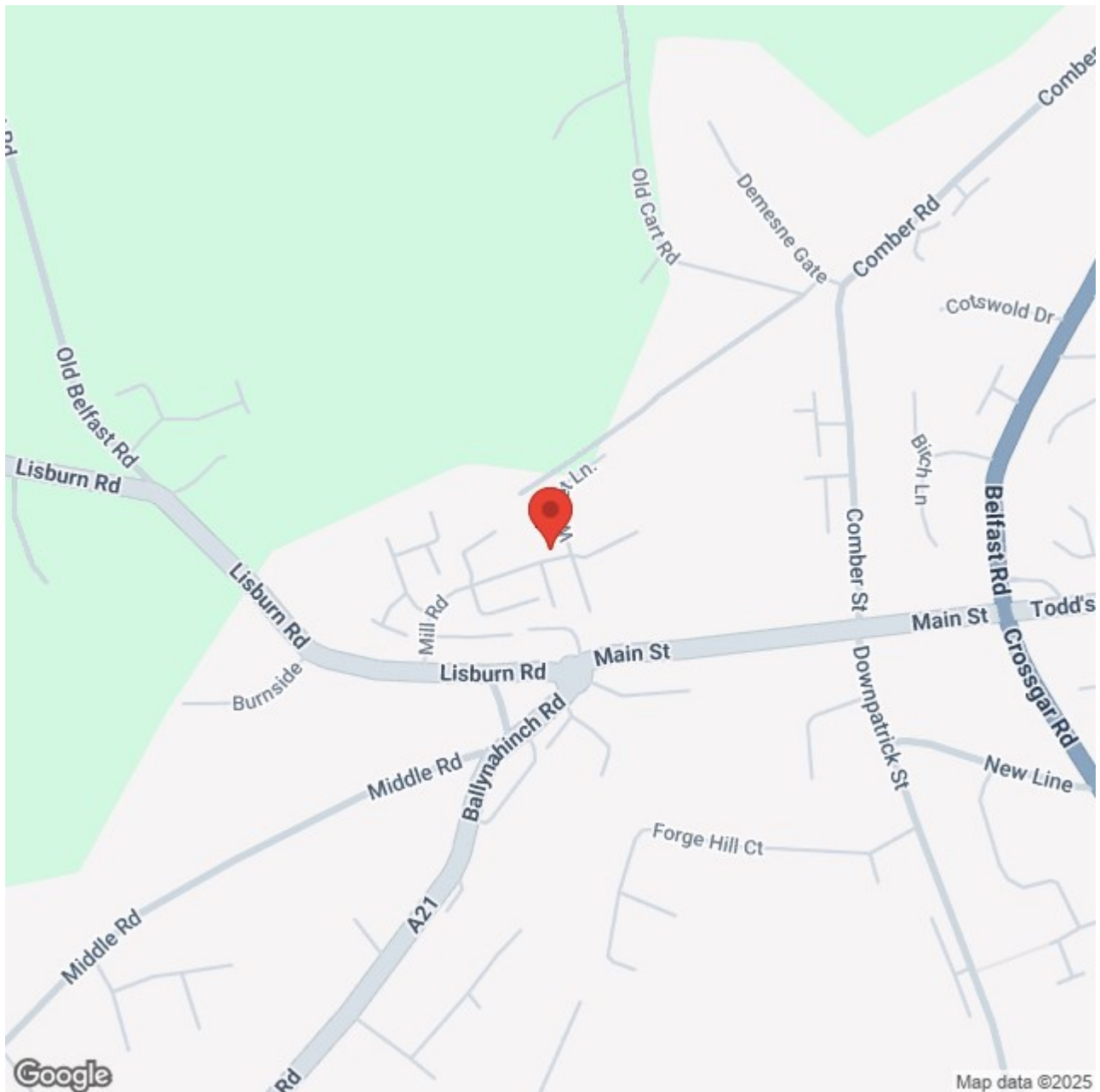
Approx. 43.6 sq. metres (469.5 sq. feet)











RICS



Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C	69	73
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		

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