

Tim Martin
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**1 Cotswold Close
Saintfield
BT24 7FQ**

**Rent
£1,100 Per Month**

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SUMMARY

A spacious, well presented detached residence ideally situated a short walk from the town centre, public transport, the local sports centre and amenities.

The property is fitted with oil fired central heating and double glazing and includes spacious lounge, deluxe integrated kitchen at ground floor and three bedrooms plus bathroom at first floor level.

An enclosed garden with summer house and parking for two cars completes this modern family home.

RENT: £1100.00 per month

RATES: Landlord Pays Rates

DEPOSIT: £1100.00

- Well Presented Detached Residence
- Ideal Location a Short Distance from Saintfield Town Centre
- Oil Fired Central Heating
- Double Glazing
- 3 Bedrooms / 1+ Receptions
- Downstairs Cloakroom and Main Bathroom to First Floor
- Parking to Side
- Enclosed Garden to Rear

Entrance Hall

Wood laminate floor;

Cloakroom

White suite comprising corner pedestal wash hand basin with chrome mono mixer tap; close coupled wc; chrome heated towel rail; ceramic tiled floor;

Lounge

Limestone fireplace and black granite hearth; corniced ceiling; hotpress with pressurised hot water cylinder;

Kitchen / Dining

White enamel single drainer 1½ tub sink unit with mixer taps; good range of laminate eye and floor level cupboards and drawers; beech block worktops; integrated Indesit electric under oven and four ring ceramic hob with stainless steel extractor unit over; integrated dishwasher; Bosch washing machine; LG American style fridge; part tiled walls and ceramic tiled floor;

First Floor Landing

Linen Cupboard;

Bedroom 1

Two double robes;

Bathroom

White suite comprising panelled bath with chrome mixer taps; thermostatically controlled multi-head shower; glass shower panel; close coupled wc; floating wash hand basin with mono mixer taps; part tiled walls; tiled floor;

Bedroom 2

Bedroom 3

Double and single built-in wardrobes;

Outside

Twin parking to side;

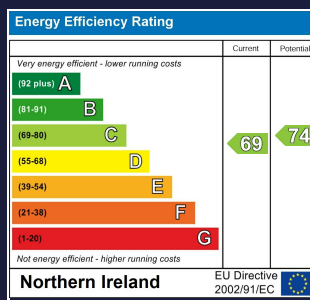
Enclosed Garden

With all weather lawn and flowerbed planted with a selection of herbaceous plants; boiler housing with oil fired boiler; pvc oil storage tank;

Wooden Summer House

With flagged patio to front; raised timber patio;





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