



20 Ivanhoe Avenue, Saintfield Road, Carryduff, BT8 8BN

Asking Price £175,000

Situated off the Saintfield Road, and only a short distance from Carryduff, this spacious semi detached property represents an excellent opportunity for those hoping to purchase a home, that although requires modernisation offers so much potential to create a perfect living environment, both inside and outside with vision. Chain free, this home should appeal to the many 1st time buyers who are currently looking to taking their 1st steps upon the property ladder and who would prefer to manage the refurbishment to their taste / standard. The accommodation comprises of 3 bedrooms, 2 separate reception rooms, fitted kitchen and shower room, and externally has off street parking, a detached garage as well as gardens to both the front and large rear that is currently overgrown, but would has so much potential.

- Semi detached home
- Two separate reception rooms
- 1st floor shower suite
- Double glazed windows
- Garden to the front and rear. The rear is a good size but overgrown
- Three bedrooms
- Fitted kitchen
- Oil heating
- Off street parking leading to a detached garage
- Chain free onward sale

Energy Efficiency Rating		Current	Potential
(92-100)	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			
Northern Ireland			

EU Directive 2002/91/EC

The accommodation comprises

Pvc double glazed front door leading to the entrance hall.

Entrance hall

Cloaks under stairs.

Cloaks



Low flush w/c

Lounge 13'6 x 11'9 (4.11m x 3.58m)

Tiled fireplace with raised tiled hearth.

Dining room 10'8 x 9'7 (3.25m x 2.92m)



Kitchen 11'1 x 8'1 (3.38m x 2.46m)



Range of high and low level units, double drainer single drainer sink with mixer taps, work surfaces, cooker space, plumbed for washing machine.

1st floor

Landing, built in storage, roof space access.

Bedroom 1 11'9 x 9'3 (3.58m x 2.82m)



Built in storage.

Bedroom 2 12'2 x 7'6 (3.71m x 2.29m)



Built in robe.

Bedroom 3 12'2 x 6'8 (3.71m x 2.03m)



Built in robe.

Shower room 7'4 x 6'7 (2.24m x 2.01m)

Comprising corner shower cubicle with Redring shower, low flush w/c, pedestal wash hand basin, part pvc panelled walls.

Outside

Large driveway with ample off street parking, leading to the detached garage.

Detached garage

Roller door, storage below.

Front garden



Garden to the front laid in lawn, with a range of plants, trees and shrubs.

Rear garden

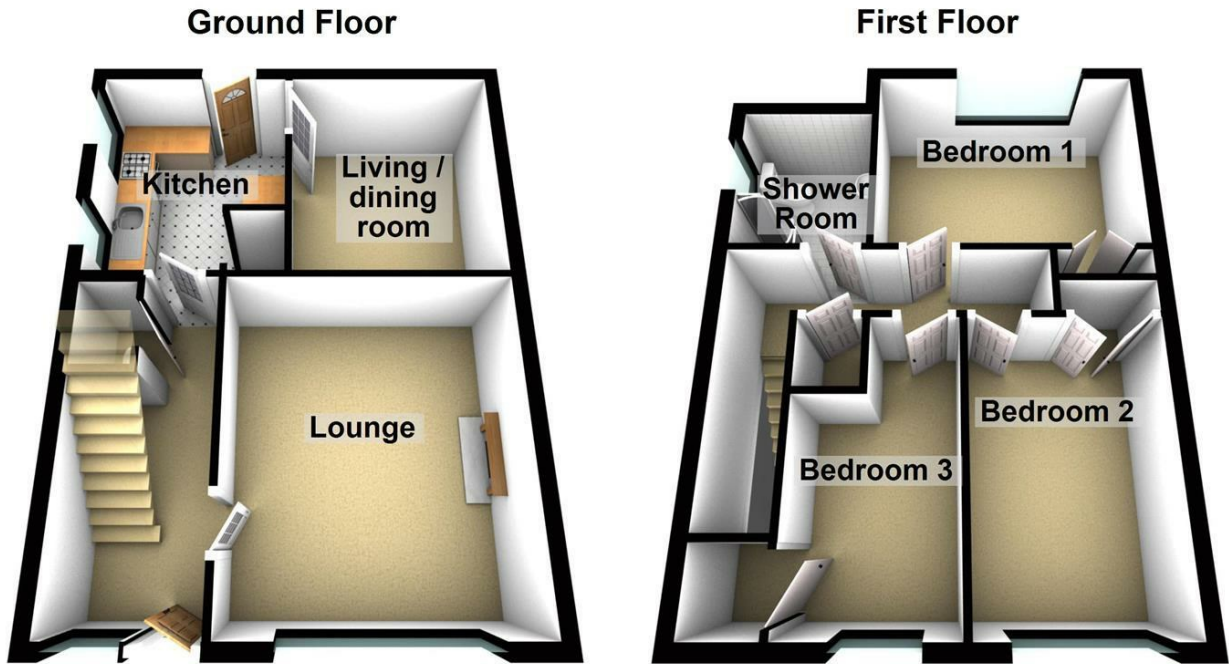


Good size garden to the rear that is heavily overgrown and requires maintenance to return it to a useable space. Outside storage, pvc oil tank.

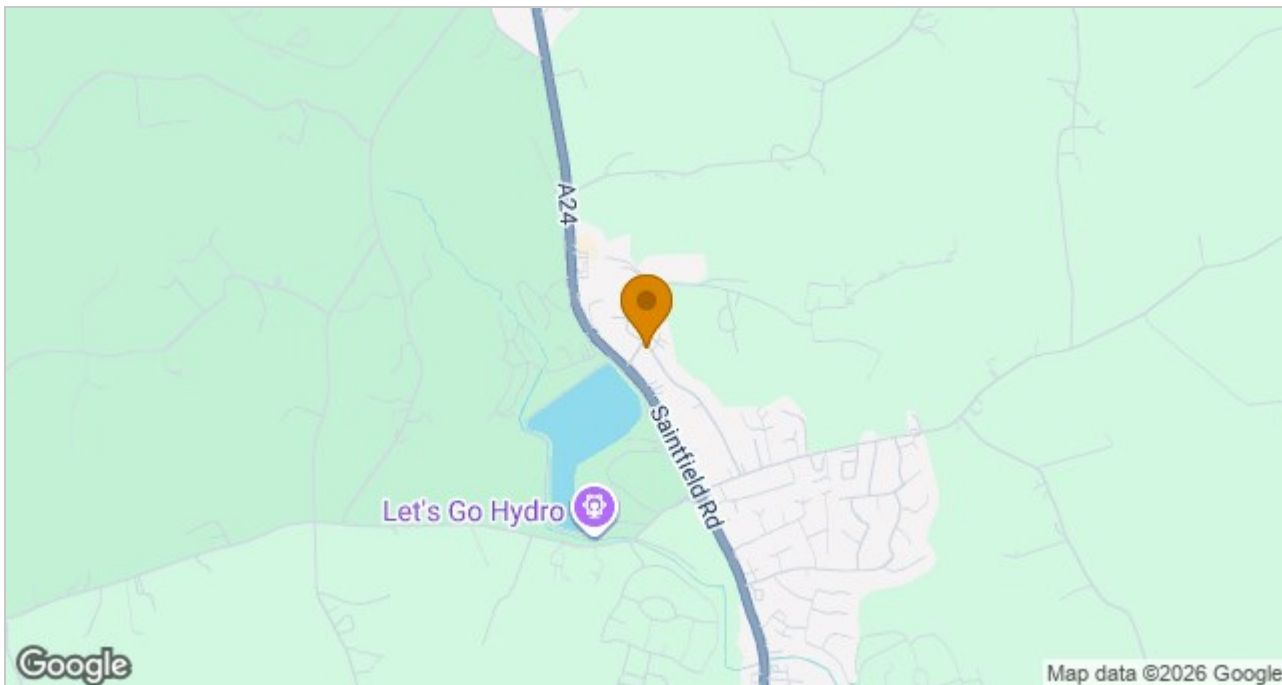
Rear elevation



Floor Plan



Area Map



These particulars, whilst believed to be accurate are set out as a general outline only for guidance and do not constitute any part of an offer or contract. Intending purchasers should not rely on them as statements of representation of fact, but must satisfy themselves by inspection or otherwise as to their accuracy. No person in this firm's employment has the authority to make or give any representation or warranty in respect of the property.

ULSTERPROPERTYSALES.CO.UK

ANDERSONSTOWN
028 9060 5200

BALLYHACKAMORE
028 9047 1515

BALLYNAHINCH
028 9756 1155

BANGOR
028 9127 1185

CARRICKFERGUS
028 9336 5986

CAVEHILL
028 9072 9270

DONAGHADEE
028 9188 8000

DOWNPATRICK
028 4461 4101

FORESTSIDE
028 9064 1264

GLENGORMLEY
028 9083 3295

MALONE
028 9066 1929

NEWTOWNARDS
028 9181 1444

RENTAL DIVISION
028 9070 1000



John Thompson trading under licence as Ulster Property Sales (Downpatrick)
©Ulster Property Sales is a Registered Trademark