

Bill McKelvey

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Estate Agent
Auctioneer
Property Consultant

FOR SALE

40 Queens Park Saintfield



This semi-detached property offers a fantastic investment opportunity at an affordable price. Located on a spacious site at the end of the street the property benefits from Outline Planning Permission for a new two story attached dwelling. The house has a pleasant outlook and is within walking distance of local schools, coffee shops and excellent transport links.

- **3 Bedrooms**
- **Lounge with fireplace**
- **Oil fired central heating**
 - **PVC double glazing**
 - **Detached workshop**
- **Outline Planning Permission for a new attached dwelling**

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ACCOMMODATION

Entrance hall

Wooden door with glass panes.

Lounge

12'9 x 13'2 / 3.9 x 4m max.

Pleasant views over the front garden.

Tiled fireplace with open fire.

Double panel radiator.

Corniced ceiling.

Telephone point.



Kitchen

7'3 x 9'8 / 2.2 x 3m

Range of high and low level walnut effect units with glass display cabinet and extractor.

Stainless steel single drainer sink unit.

Walls part tiled.

Tiled floor.

Plumbed for washing machine.

Hotpress with copper tank.

Door to rear garden.

Single panel radiator.



Rear hall

Single panel radiator.

Stairs to first floor

Bathroom

6'4 x 6'6 / 2 x 2m

Bath with Mira Sport electric shower over and glass screen.

WC and wash hand basin.

Fully tiled walls.

Single panel radiator.





First floor

Landing

Access to loft with drop down ladder.
Window.

Bedroom 1

11'9 x 10'2 / 3.6 x 3.1m max.
Single panel radiator.

Bedroom 2

10'8 x 8'6 / 3.3 x 2.6m
Single panel radiator.

Bedroom 3

6'4 x 8'9 2 x 2.7m min.
Single panel radiator.
Corniced ceiling.
Integral wardrobe.



Exterior

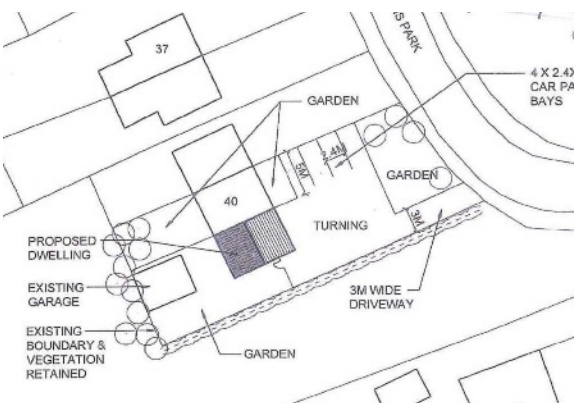
Large front garden laid out in lawn with range of mature shrubs.
Tarmac driveway leading to:

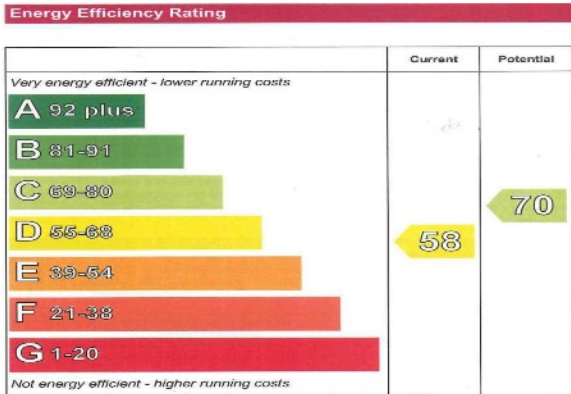
Detached workshop

Double sliding doors and pedestrian door.
Window.
Power and light.

Rear paved patio.
PVC oil tank.
Tap.

Outline Planning Permission has been granted for a new two storey attached dwelling planning reference LA07/2017/1905/O.





Price: Offers in the region of £129,950

Rateable Capital: £85,000.00 (From lpsni.gov.uk)

Rates payable per annum: Approximately £670.00

Tenure: Believed to be Freehold.

Viewing: Strictly by appointment with the agents.

Directions: Coming into Saintfield from Belfast on the A7 go straight through the crossroads onto Crossgar Road. Take the 2nd right into Queens Park and No. 40 is the first house.

(Please note that we have not tested the services or systems in this property. Buyers should make / commission their own inspections if they feel it is necessary. The asking price excludes carpet, curtains and blinds).