



JOYCE CLARKE

TAKING YOU HOME

FOR SALE

9 Kensington Avenue

Banbridge

BT32 4JH

Bedroom	3
Reception	2
Bathroom	2



Spacious three bedroom detached family home with garage set upon generous site in a highly sought after area

Offers in Excess of: £185,000

Opening Times

Monday to Friday

9:00am - 5.30pm

Saturday

10:00am - 12.00pm

Sunday

Closed

Open during lunchtime

Viewing strictly by appointment only

028 3833 1111

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sales@joyceclarke.team

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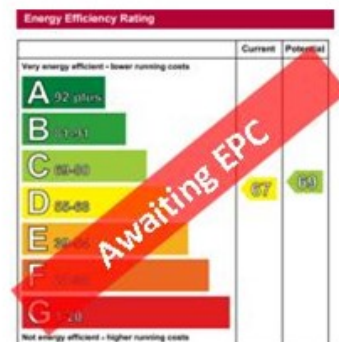
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TAKING YOU HOME

Kensington Avenue is a sought after development located just off the Castlewellan Road in Banbridge. Number 9 occupies a generous elevated plot and is sure to attract interest from a range of home movers. Step inside and you will find a large living room with feature fireplace, and the added bonus of an open fire with back boiler. The kitchen has a great range of storage cupboards and integrated appliances and is open to dining area. A store and utility area complete the ground floor. Upstairs there are three well planned bedrooms, modern shower room, and conservatory above the garage. This gives wonderful views over Banbridge while enjoying great privacy. An integral garage provides excellent storage. To the rear is a large fully enclosed garden with paved patio area. Parking is via the tarmac driveway to the front. The town of Banbridge with its wealth of shops and amenities is within easy walking distance, while the A1 is just a minutes drive away making this home ideally located. This sale is chain free, so early viewing comes highly recommended.



- Detached family home in a highly desirable area
- Three well proportioned bedrooms
- Living room with open fire and back boiler
- Fully enclosed private garden to rear laid in lawn with paved patio area
- Fully tiled modern shower room
- Open plan kitchen dining with a great range of storage units and integrated appliances
- Conservatory to first floor
- Integral garage with up and over door
- UPVC doors and windows
- Chain free



ENTRANCE

UPVC entrance door with ornate glazed panel and side window leading into hallway. Wooden flooring. Single panel radiator.

LIVING ROOM

4.17m x 4.96m (13' 8" x 16' 3")
Front aspect reception room. Feature fireplace with cast iron inset, open fire with back boiler and tiled hearth. Laminate flooring. TV point. 3x double panel radiators. Cornicing and ceiling rose.

KITCHEN / DINING

2.70m x 6.02m (8' 10" x 19' 9")
Excellent range of high and low level units with glazed display cabinets. Integrated eye level NEFF oven and grill. Dishwasher, 1 & 1/2 bowl composite sink and drainer with mixer tap. Recessed lighting.

REAR HALL

UPVC door to garden with glazed side panel. Tiled floor. Tap.

STORE

3.30m x 2.31m (10' 10" x 7' 7")
Cloakroom. WC. Pedestal style sink. Tiled floor. Boiler. Recessed lighting.

LANDING

Hotpress. Access to roof space.

CONSERVATORY

4.09m x 5.15m (13' 5" x 16' 11")
French doors leading to balcony. Laminate flooring. Single panel radiator. Sliding doors to hallway.



BATHROOM

1.8m x 2.7m (5' 11" x 8' 10")

Fully tiled bathroom. Rimless shower enclosure with electric shower. Pedestal style sink. WC. Heated towel rail.

BEDROOM ONE

3.43m x 3.19m (11' 3" x 10' 6")

Rear aspect double bedroom. Laminate flooring. Double panel radiator.

BEDROOM TWO

3.16m x 3.37m (10' 4" x 11' 1")

Front aspect double bedroom. Laminate flooring. Double panel radiator.

BEDROOM THREE

2.48m x 2.80m (8' 2" x 9' 2")

Front aspect double bedroom. Laminate flooring. Double panel radiator.

INTEGRATED GARAGE

2.68m x 5.16m (8' 10" x 16' 11")

Up and over door. Power and light. Side window. Pedestrian door to rear hall.

OUTSIDE

FRONT

Garden laid in lawn with mature plants and shrubs. Tarmac driveway.

REAR

Fully enclosed private rear garden laid in lawn. Paved patio area. Access gate to driveway.



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