



JOYCE CLARKE

TAKING YOU HOME

## FOR SALE

99 Limewood

Banbridge

BT32 3FH

|           |   |
|-----------|---|
| Bedroom   | 2 |
| Reception | 1 |
| Bathroom  | 2 |



Attractive red brick two bedroom mid townhouse within easy reach of schools, shops and Banbridge town centre

Offers in Excess of: £129,500

### 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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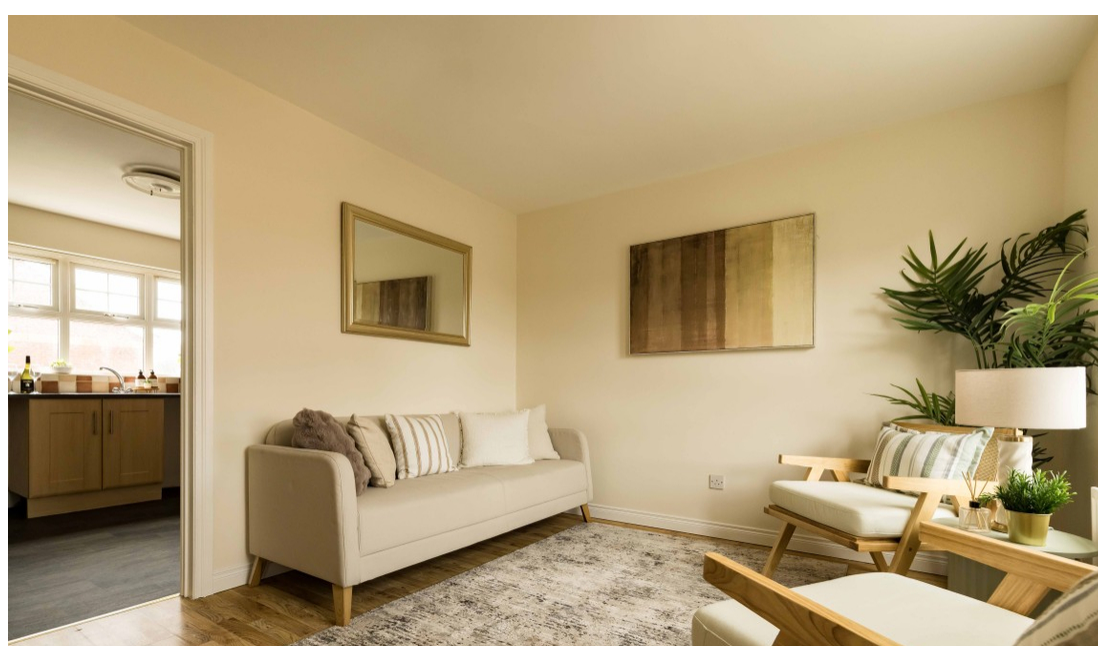
# JOYCE CLARKE

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Welcome to 99 Limewood, Banbridge - the perfect first time buyers property or equally as attractive to investors alike. This attractive red brick mid town house is surprisingly spacious inside offering two double bedrooms, spacious lounge, open plan kitchen dining, family bathroom and ground floor WC. The garden to the rear is fully enclosed and has a paved patio area in addition to low maintenance pink stones. Off street parking is to the front. Local schools and shops are in abundance nearby making this the ideal location to call home. The A1 is also within easy reach for those on the commute. This sale is chain free for your convenience. Contact the sales team to get your viewing booked in.



- Attractive red brick townhouse in a highly convenient location
- Two double bedrooms
- Spacious & bright living room
- Open plan kitchen dining
- Ground floor WC
- Family bathroom
- Fully enclosed low maintenance rear garden with patio
- Off street parking
- Chain free



| Score | Energy rating | Current | Potential |
|-------|---------------|---------|-----------|
| 92+   | A             |         |           |
| 81-91 | B             |         |           |
| 69-80 | C             | 73 C    | 79 C      |
| 55-68 | D             |         |           |
| 39-54 | E             |         |           |
| 21-38 | F             |         |           |
| 1-20  | G             |         |           |

## ENTRANCE HALL

Entrance hall with glazed inset leading to hallway. Laminate flooring. Single panel radiator.

## LIVING ROOM

3.19m x 4.09m (10' 6" x 13' 5")

Front aspect reception room. Double panel radiator. Laminate flooring.

## KITCHEN DINING

3.03m x 3.93m (9' 11" x 12' 11")

Range of high and low level storage units. Stainless steel sink and drainer with mixer tap. Space for oven, washing machine and tumble dryer. Double panel radiator. Tiled splash back.

## GROUND FLOOR WC

1.03m x 2.08m (3' 5" x 6' 10")

Floating sink. Dual flush WC. Single panel radiator.

## REAR PORCH

Part glazed uPVC door to garden

## FIRST FLOORING LANDING

Access to roof space



## BEDROOM ONE

3.21m x 4.12m (10' 6" x 13' 6")

Front aspect double radiator. Single panel radiator. Built in storage closet.

## BEDROOM TWO

3.06m x 2.91m (10' 0" x 9' 7")

Rear aspect double bedroom. Single panel radiator.

## FAMILY BATHROOM

2.09m x 1.84m (6' 10" x 6' 0")

Three piece suite comprising of bath with electric RedRing shower over, glazed side panel. Pedestal style sink and mixer tap. Dual flush WC. Part tiled walls. Window. Extractor.

## OUTSIDE

### FRONT

Off street parking to front on stoned driveway

### REAR

Fully enclosed low maintenance garden laid in attractive pink stones with paved patio area. Water tap. Oil tank and boiler. Access gate to side alley.



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