



6 Hill Street

Banbridge
BT32 4DP

Offers In The
Region Of £105,000

- End Terraced Home
- Two Bedrooms
- Ground Floor Bathroom
- Spacious Lounge with Open Fire
- Fitted Kitchen
- Oil Fired Central Heating
- On Street Parking
- Chain Free Sale
- EPC - 50E
- Viewing By Appointment



Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E	50	55
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		





Nestled in the charming town of Banbridge, 6 Hill Street presents an excellent opportunity for those seeking a delightful terraced house. Built in the 1960s, this property exudes a sense of character while offering modern comforts.

Upon entering, you are welcomed into a spacious reception room, perfect for entertaining guests or enjoying quiet evenings at home. The layout is both practical and inviting, making it an ideal space for families or individuals alike. The house boasts two well-proportioned bedrooms, providing ample space for rest and relaxation.

The bathroom is conveniently located, ensuring ease of access for all residents. The property's age lends it a unique charm, while the terraced design fosters a sense of community in this friendly neighbourhood.

With its prime location in Banbridge, residents will enjoy easy access to local amenities, schools, and parks, making it a wonderful place to call home. This property is perfect for first-time buyers or those looking to downsize, offering a blend of comfort and convenience in a sought-after area.

Do not miss the chance to view this lovely home; it could be the perfect fit for your next chapter.

GROUND FLOOR

Entrance Hallway with laminate wood flooring leading into spacious Lounge also with laminate flooring, open fire and under stair storage. Inner hallway with access to the Kitchen & ground floor Bathroom comprising bath with shower overhead, W.C and Wash Hand Basin. To the rear you have an extended Kitchen area with Vinyl flooring to include a range of high and low level Kitchen units with space for appliances.

FIRST FLOOR

Landing with Laminate wood flooring with access to two bedrooms, both with Laminate flooring throughout.

OUTSIDE

Small enclosed front garden with mature hedging. To the side you have access via separate walkway to the side and rear gardens. The rear Garden is a great size with grass lawn and a paved patio area. Parking for the property is on street parking.

MORTGAGE ADVICE

If you require financial advice on the purchase of this property, please do not hesitate to contact Laura McGeown @ Ritchie & McLean Mortgage Solutions on 07716819003 alternatively you can email laura.mcgeown@ritchieclean.co.uk

CONTACT

If you require a viewing please get in contact via phone Leanne on 02840622226/07703612260 or email - banbridge@quinnestateagents.com



6 Hill Street, Banbridge

Terms & Conditions: Please note that these particulars do not constitute an offer or contract of sale. Any prospective purchaser should satisfy themselves by thorough inspection of the property and we recommend that any prospective purchaser should employ the professional services of a building surveyor and consider their findings prior to entering into contract. All such fees associated with this work will be the responsibility of the prospective purchaser regardless of whether the sale completes or not. In addition, none of the appliances or installations have been tested in any way whatsoever and it is our recommendation that a purchaser should fully satisfy themselves by employing an appropriate expert. We would also like to advise that our measurements are taken from the widest points of each room and should not be relied upon as completely accurate. You should not make decisions based on the measurements provided and double check measurements at all times. Valuation/Mortgage Service: As part of our service we would remind Vendors and potential purchasers that we have a Mortgage Broker available at this branch. If you are thinking of selling, we would be happy to carry out a free market appraisal of your property.



For any enquiry relating to this property, please contact

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