

## Ballynahinch Branch

24 High Street  
Ballynahinch BT24 8AB  
028 9756 4400

## Downpatrick Branch

49 - 51 Market Street  
Downpatrick BT30 6LP  
028 4461 2100

## Banbridge Branch

18 Bridge Street  
Banbridge BT32 3JS  
028 4062 2226

## Carryduff Branch

14B Ballynahinch Road  
Carryduff BT8 8DN  
028 9081 2422

## General Enquiries

banbridge@quinnestateagents.com



For any enquiry relating to  
this property, please contact

Leanne Glover

leanne@quinnestateagents.com  
07703612260



165 Summerhill  
Banbridge  
BT32 3GG

Offers Over  
£159,950

### 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.

[quinnestateagents.com](http://quinnestateagents.com)

### 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.

- Semi Detached Home
- Three Generous Bedrooms, Master Ensuite
- Spacious Lounge
- Open Plan & Modern Kitchen/Dining Area
- Ground Floor W.c
- First Floor Family Bathrooms
- Oil Fired Central Heating
- 1345 Sq Ft Home
- South Facing Rear Garden
- EPC - 75C

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C	75	77
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		





# 165 Summerhill

Banbridge, BT32 3GG



### Directions

Drive into Summerhill until you reach the large round about - Take the second exit , then the first right and No 59 is situated on the bottom left hand side.

Welcome to this charming semi-detached house located at 165 Summerhill in the picturesque town of Banbridge. This delightful property, built in 2010, offers a modern living experience with a generous space of 1,345 square feet, making it an ideal home for families or those seeking a comfortable lifestyle.

Upon entering, you will find a welcoming reception room that provides a perfect space for relaxation or entertaining guests. The house boasts three well-proportioned bedrooms, ensuring ample room for family members or guests. Each of the three bathrooms is thoughtfully designed, offering convenience and privacy for everyone in the household.

The property is situated in a friendly neighbourhood, making it a wonderful place to settle down. With its contemporary design and practical layout, this home is not only functional but also exudes a sense of warmth and comfort.

Whether you are looking to enjoy the local amenities or explore the beautiful surroundings of Banbridge, this property is ideally located to take advantage of all that the area has to offer.

In summary, 165 Summerhill is a modern semi-detached house that combines space, comfort, and a prime location, making it a fantastic opportunity for anyone looking to buy or rent in this charming part of Northern Ireland. Do not miss the chance to make this lovely house your new home.

### GROUND FLOOR

Entrance hallway with laminate wood flooring, Ground Floor W.C & recessed lighting leading into spacious lounge with same quality flooring throughout and again with laminate flooring fitted. Open plan Kitchen/Dining area with tiled flooring, recessed lighting, comprising integrated Hob & Oven with space for other appliances such as Washing Machine, Fridge Freezer & Dryer or Dishwasher with access to rear garden.

### FIRST FLOOR

Stairs and landing fitted with carpet. Landing with access to the Bedrooms Bathroom and Hot Press. Bedroom one with carpet laid & ensuite. The Ensuite comprises double shower enclosure, W.C & wash hand basin with tiled flooring & recessed lighting. Bedroom Two again with carpet laid. Bedroom three a great sized third room. Bathroom with tiled floor, part tiled walls and fitted with W.C, wash hand basin & Bath.

### OUTSIDE

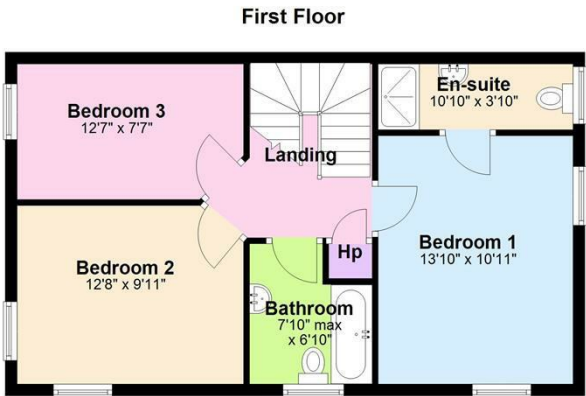
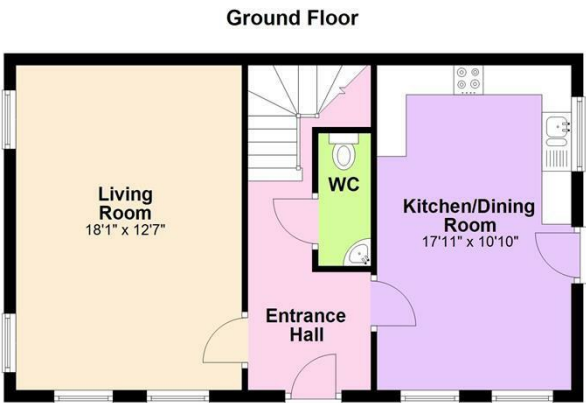
To the front you have small patch of grass, easily maintained with a double driveway allowing at least two cars to park off road. To the rear you have a fully enclosed and south facing garden with a perfectly placed patio area.

### 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@ritchiemclean.co.uk](mailto:laura.mcgeown@ritchiemclean.co.uk)

### CONTACT

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



165 Summerhill, Banbridge