

**Ballynahinch Branch**

24 High Street  
Ballynahinch BT24 8AB  
028 9756 4400

**Downpatrick Branch**

15 Market Street  
Downpatrick BT3 06LR  
028 4461 2100

**Banbridge Branch**

18 Bridge Street  
Banbridge BT32 3JS  
028 4062 2226

**General Enquiries**

banbridge@quinnestateagents.com



For any enquiry relating to  
this property, please contact

**Leanne Glover**

leanne@quinnestateagents.com  
07703612260



**71 Windyridge  
Banbridge  
BT32 3GX**

**Offers In The  
Region Of £165,000**

**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.

- End Terraced Home
- Chain Free Sale
- Three Bedrooms, Master Ensuite
- Spacious Lounge
- Open Plan Kitchen/Dining Area
- Ground Floor W.C
- First Floor Family Bathroom
- Oil Fired Central Heating
- Off Road Parking
- EPC - TBC

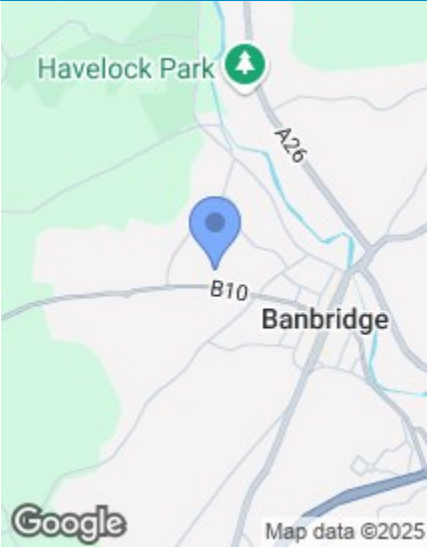
Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
	67	74





# 71 Windyridge

Banbridge, BT32 3GX



Directions

Welcome to 71 Windyridge, a charming end-terraced home located in the picturesque town of Banbridge. This delightful property, built in the early 2000s, offers a perfect blend of modern living and comfort, making it an ideal choice for families or first-time buyers. As you enter the home, you are greeted by a spacious reception room that provides a warm and inviting atmosphere, perfect for relaxing or entertaining guests. The heart of the home is the open plan kitchen and dining area, which is designed to be both functional and stylish. This space is ideal for family meals and gatherings, allowing for a seamless flow between cooking and dining. The property boasts three well-proportioned bedrooms, with the master bedroom featuring the added convenience of an ensuite bathroom. This thoughtful layout ensures privacy and comfort for all family members. Additionally, the first-floor family bathroom is well-appointed, catering to the needs of the household. Situated in a friendly neighbourhood, 71 Windyridge is conveniently located near local amenities, schools, and parks, making it a perfect place to call home. With its modern features and inviting spaces, this property is ready for you to move in and make it your own. Don't miss the opportunity to view this lovely home in Banbridge.

**GROUND FLOOR**

Entrance Hallway with laminate flooring with stairs to access first floor, and leading into spacious Lounge also with laminate flooring. Modern kitchen with a range of high and low level units comprising of integrated Hob & Oven with space for other appliances such as Fridge Freezer and Dishwasher, also with dining area attached on laminate flooring. Double patio doors leading to rear garden.

**FIRST FLOOR**

Carpeted landing leading to three spacious bedrooms, master ensuite and bathroom. Two double bedrooms and the third a good size, one bedroom with carpet and the others laminate flooring. Ensuite with W.C. sink and shower cubicle. Tiled family bathroom with bath, sink and W.C.

**OUTSIDE**

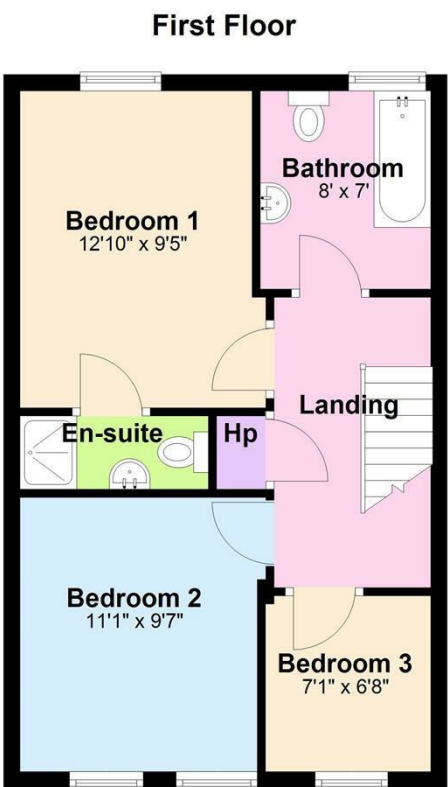
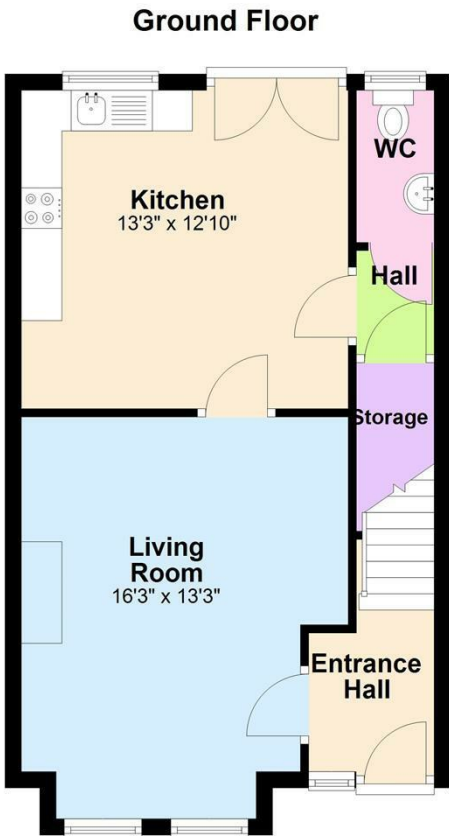
To the front of the property there are two assigned parking spaces. Rear garden is fully enclosed and spacious, with gate access to the left side of the house. Grass lawn and small paved area also.

**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)



71 Windy Ridge, Banbridge