

# QUINN

Estate Agents



## Ballynahinch Branch

24 High Street  
Ballynahinch BT24 8AB  
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## Downpatrick Branch

49 - 51 Market Street  
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## 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

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07703612260



162 Edenderry Park  
Banbridge  
BT32 3BA

Offers In The  
Region Of £109,950

### 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.

### 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 House
- Three Bedrooms
- Modern First Floor Bathroom
- Spacious Lounge
- Fitted Kitchen with Space For Appliances
- Fully enclosed rear garden
- Oil Fired Heating
- Chain Free Sale
- EPC-
- Viewing by appointment only

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		





# 162 Edenderry Park

Banbridge, BT32 3BA



Directions

Welcome to 162 Edenderry Park, a charming end-terraced house located in the picturesque town of Banbridge. This delightful property, built between 1970 and 1979, offers a perfect blend of comfort and modern living, 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 house boasts three well-proportioned bedrooms, each offering ample space for personalisation and comfort. The modern first-floor bathroom has been thoughtfully designed to meet contemporary standards, ensuring a pleasant experience for all residents. The fitted kitchen is a highlight of the property, featuring space for appliances, making it both functional and practical for everyday use. Whether you are preparing a family meal or enjoying a quiet breakfast, this kitchen is sure to meet your needs. One of the standout features of this home is the fully enclosed rear garden, providing a safe and private outdoor space for children to play or for hosting summer barbecues with friends and family. This garden is a wonderful addition, enhancing the overall appeal of the property. 162 Edenderry Park is conveniently located near local amenities, schools, and transport links, making it an excellent choice for those seeking a vibrant community atmosphere. This property presents a fantastic opportunity to create lasting memories in a lovely home. Do not miss the chance to make this charming end-terraced house your own.

## GROUND FLOOR

Entrance hall with vinyl flooring leading into spacious lounge, with an open fire. Also leading to fitted kitchen with space for appliances including fridge, oven and washing machine. Back door for access to rear garden, tiled flooring in kitchen and under stairs storeroom.

## FIRST FLOOR

Stairs leading to fully carpeted first floor with three bedrooms, also modern family bathroom with shower over bath, W.C. and hand wash basin.

## OUTSIDE

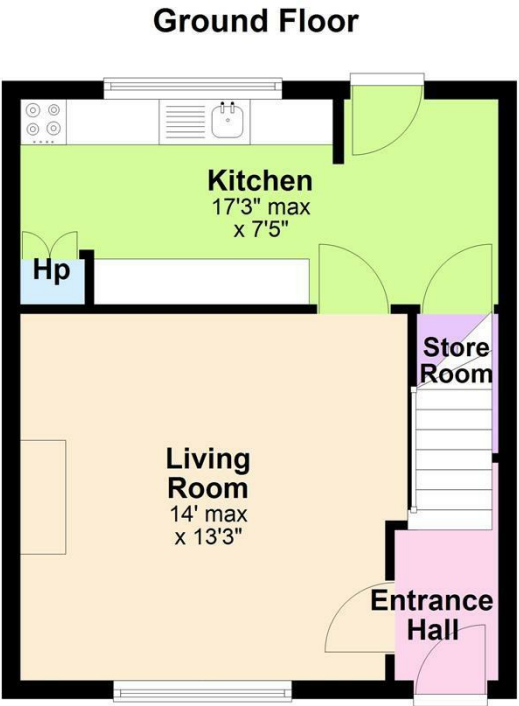
Fully enclosed, easily maintained front garden with path leading to front door. Also rear garden, also fully enclosed with entrance through gate to the right side of the house with spacious grass area.

## 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)



162 Edenderry Park, Banbridge