



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



For any enquiry relating to
this property, please contact

Leanne Glover

leanne@quinnestateagents.com
07703612260



4 Kensington Avenue
Banbridge
BT32 4JH

Offers In The
Region Of £179,950

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.

- Semi-Detached Home
- Three Bedrooms, all with Built in Wardrobes
- Two Reception Rooms
- Modern Fitted Kitchen with Space For Appliances
- First Floor Bathroom with Separate W.C
- Oil Fired Central Heating
- Spacious Corner Site
- EPC - D 65
- Roof Works Recently Completed
- 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	65	67
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		



4 Kensington Avenue

Banbridge, BT32 4JH



Directions

Welcome to 4 Kensington Avenue, Banbridge - a charming semi-detached house that exudes character and warmth. This delightful property, built in 1963, boasts 2 reception rooms, 3 bedrooms, and 1 bathroom, making it the perfect family home for those seeking comfort and style. Situated in the heart of Banbridge, this house offers a wonderful blend of modern amenities and traditional charm. The two reception rooms provide ample space for entertaining guests or simply relaxing with your loved ones. The bedrooms are cosy and inviting, offering a peaceful retreat at the end of a long day. The property's classic design, with its semi-detached structure, adds to its appeal, giving it a timeless elegance that is sure to impress. Whether you're enjoying a quiet evening in or hosting a lively gathering, this house provides the ideal backdrop for creating lasting memories. Don't miss the opportunity to make this house your home. With its convenient location and inviting atmosphere, 4 Kensington Avenue is a true gem waiting to be discovered. Book a viewing today and step into your future in this wonderful property.

GROUND FLOOR

Entrance hallway with carpet laid & under stair storage leading into living room, again with carpet laid. Family room to the rear which could be used for a dining room, currently used as a second reception. Fitted kitchen with space for appliances.

FIRST FLOOR

First floor has carpet laid on stairs and landing. Three good sized bedrooms all with built in ward robes. Bathroom walls fully tiled, comprising bath with shower overhead, wash hand basin with separate W.C.

OUTSIDE

Large private stone tiled garden to the rear of the house, as well as a good sized lawn to the front of the property.

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 - sales@quinnestateagents.com

