



## 44 School Road

Killough  
BT30 7QL

Offers In The Region Of  
**£125,000**

- Extended Semi-Detached Property
- Well Presented Throughout
- 3 Well Proportioned Bedrooms
- Master Bedroom With Invaluable Built In Storage
- Family Bathroom on The Ground Floor
- Tarmacked Easily Maintained Yard
- Off Road Parking
- Perfect First Time or Investment Purchase
- Contact Donnan on 07545576819 for Financial Advice
- Arrange Viewing via Edel on 07703 612 257



Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus)	A		
(81-91)	B		
(69-80)	C		
(55-68)	D	53	64
(39-54)	E		
(21-38)	F		
(1-20)	G		
Not energy efficient - higher running costs			





We are most pleased to welcome onto the market this beautiful extended semi-detached house in the picturesque village of Killough. This is a well presented property with a tarmacked back and side yard - which is easily maintainable for someone with a busy working life.

Early viewing is recommended as this property is sure to be snapped up quickly - contact Edel on 07703612257

### Ground Floor

As you enter this beautiful home you are welcomed by an under stair cloak room - perfect for some extra built in storage. To the right there is the family bathroom. Straight ahead on your left there is a modern kitchen - which is lovely and bright. Straight ahead and to your left you will see the lounge which extended out to the family dining room, perfect for family get togethers.

### First Floor

As you walk up the stairs there is a window at the top - which is great to let in lots of natural light. There is 3 well proportioned bedrooms. The master bedroom also boats built in storage - and there is the added benefit of having a hot press for extra storage.

### Grounds

The ground around this property is easily maintained - with off road parking. The property is situated in the popular, picturesque village of Killough - this is a highly sought after area.

### Viewing

Early viewing is recommended, contact Aoibheann in our Downpatrick branch on 07710308955 to arrange a viewing - alternatively you can email us on aobheann@quinnestateagents.com

### Financial Advice

Do not hesitate to contact our highly recommended in house mortgage advisor Donnan Ritchie on 07545 576819. Alternatively email donnan@ritchiemclean.co.uk



For any enquiry relating to this property, please contact

**Edel Curran**

edel@quinnestateagents.com  
07703612257

### 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

### General Enquiries

sales@quinnestateagents.com



44 School Road, Killough

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.

**QUINN**  
Estate Agents

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