



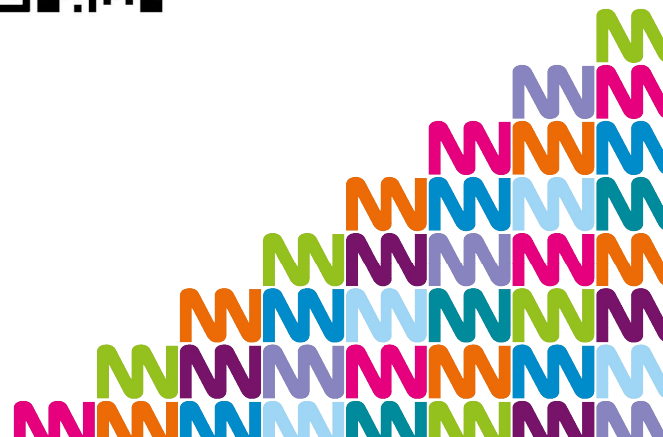
**31 Rademon Avenue**  
Crossgar  
BT30 9NX

**Offers In The Region  
Of £159,950**

- 3 Bedroom Semi Detached House
- Convenient Location
- Large Kitchen/Dining Room
- Living Area with Feature Fireplace
- Enclosed Back Garden
- Family Bathroom
- Built in Storage In Two Bedrooms
- Understairs Cloakroom



Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			
(81-91) B			
(69-80) C			70
(55-68) D		47	
(39-54) E			
(21-38) F			
(1-20) G			
Not energy efficient - higher running costs			





We are most pleased to welcome on to the sales market this beautiful semi-detached house in the Rademon area of Crossgar. This home is well presented throughout and would make a wonderful first time buyers house, or the perfect home for a family starting out. There is an enclosed back garden which would be perfect for children and safe for family pets.

This is sure to be a popular property as it would be perfect for anyone who is commuting to Downpatrick or Belfast & surrounding area. To view get in touch with Edel on 07703 612 257.

### Ground Floor

As you enter this lovely property you are greeted by an open hallway -to the left there is a large lounge with feature fireplace. Under the stairs there is a cloakroom - perfect for some storage. Straight ahead is the kitchen/dining room - this room boasts sliding doors, a breakfast bar, and plenty of space for a dining table.

### First Floor

As you go up the stairs you are greeted by a good sized landing. There is a family bathroom with a corner bath. There is 2 double bedrooms, both with built in robes and also a good sized single bedroom. This property also boasts a hot press with some extra built in storage.

### Garden & Area

There is an easily maintained garden to the back of the property which would be perfect for a young family as it is fully

enclosed. To the front of the property there is also a small grass area. There is a driveway with space for 2 cars.

### Viewing

For viewing please contact Aoibheann on 07710308955 or email [Aoibheann@quinnestateagents.com](mailto:Aoibheann@quinnestateagents.com)

### Financial Advice

We are most pleased to recommend Donnan Ritchie from Ritchie McLean Mortgage Solutions - you can contact him via phone on 07545576819 or via email [donnan@ritchiemclean.co.uk](mailto:donnan@ritchiemclean.co.uk) Donnan is based in our Downpatrick Office.



For any enquiry relating to this property, please contact

**Edel Curran**

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07703612257

### Ballynahinch Branch

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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](mailto:sales@quinnestateagents.com)



31 Rademon Drive, Crossgar

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.

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