



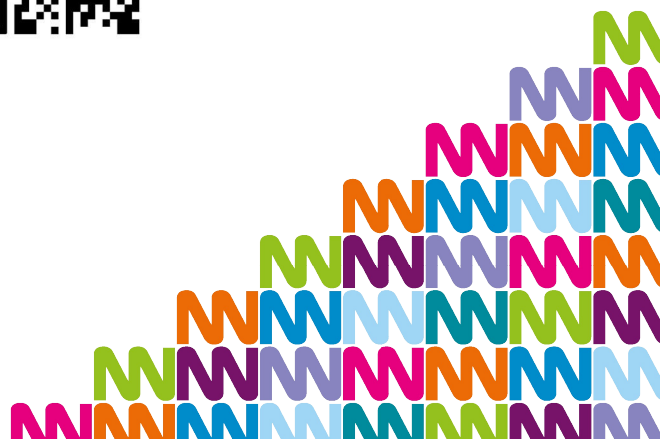
87 Killough Road
Downpatrick
BT30 8BJ

**Offers In The Region Of
£115,000**

- 1 Bedroom Cottage
- Popular Location
- Sitting on Approx 0.75 acres
- Modern Shower Room
- Open Plan Kitchen/Dining & Living Area
- Utility Room
- Large Bedroom With Built In robes
- Outside Entertaining Area
- Attracting Cash Buyers 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		47	60
(21-38) F			
(1-20) G			
Not energy efficient - higher running costs			





Attracting Cash Buyers Only

We are most pleased to welcome to the sales market this beautiful cottage on the Killough Road, Downpatrick. This cottage has been lovingly kept throughout - it also sits on approx 0.75 of an acre plot - which would make it the ideal purchase for someone who was looking to build their own house on this site.

On the interior of the house there is a large open plan, kitchen, dining & living area. The bedroom is a good size, and also benefits from built in robes. There is a modern shower room also. The aesthetics in the property in keep with the older feel of the house, with a modern twist.

This home has a unique feel, and would make the ideal home for either a developer or a first time buyer, with the intention of building their forever home. Early viewing is recommended, contact Aoibheann on 07710308955 to arrange.

Accommodation

This is a stunning 1 bedroom cottage, on the Killough Road. This property gives a warm country cottage feel with a modern twist. The property boasts a large kitchen, dining, living area. A good size master bedroom, and also a modern shower room. There is a utility area to the back of the property and also an outside entertaining area.

Outside area

This property has an outside entertaining area and sits on approx 0.75 acres, giving it the potential for a building site.

Viewing

To organise your viewing, please contact Edel on 07703 612 257 or edel@quinnestateagents.com

Financial Advice

We are most pleased to recommend Donnan Ritchie, from Ritchie McLean Mortgage Solutions for all your financial needs. You can contact him on 07545576819 or via email donnan@ritchiemclean.co.uk



87 Killough Road, Downpatrick

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.



For any enquiry relating to this property, please contact

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