



# 7 Knowes Crescent

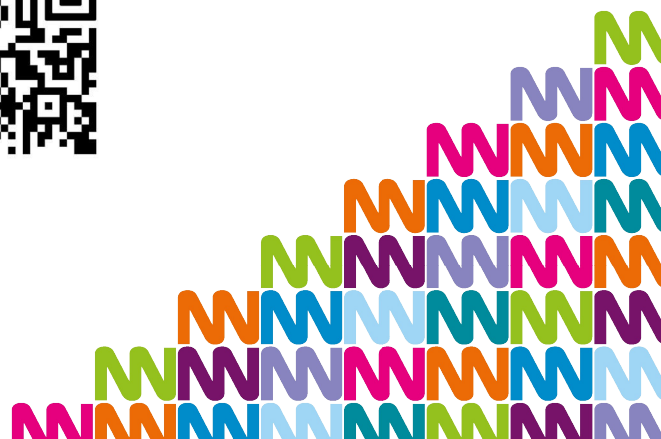
Ballynahinch  
BT24 8LJ

Offers In The Region  
Of £134,950

- Mid Terrace
- Three Bedrooms
- Separate Dining
- Garage
- Enclosed Rear Garden
- OFCH
- Convenient Location
- Move in Ready
- Call Carrie on 02897564400
- Email [sales@quinnestateagents.com](mailto:sales@quinnestateagents.com)



Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus)	A		
(81-91)	B		
(69-80)	C		
(55-68)	D	62	69
(39-54)	E		
(21-38)	F		
(1-20)	G		
Not energy efficient - higher running costs			







A delightful mid terrace property situated in a quiet cul-de-sac just off the Newcastle Road. With a generous floorplan this home will appeal to both first time buyers and investors. The property also benefits from a separate garage and private enclosed rear garden. The property is move in ready and has been painted throughout and new flooring laid.

### Accommodation

The ground floor accommodation comprises entrance hall leading to a living room with fire and surround, kitchen with integrated dishwasher and freestanding hob & oven, space for a washing machine and fridge-freezer leading to a low maintenance paved garden area and separate dining room. The first floor has three bedrooms and a three piece bathroom suite with shower over bath. The linen closet is located in the bathroom.

### Location

Situated in a popular residential area of Carlisle Park, just off the Newcastle Road. The property is conveniently situated to the amenities of town centre and close by to bus routes. The commute to Belfast, Lisburn or Downpatrick is within easy access.

### Contact

The sale of this property is looked after by Carrie from our Ballynahinch branch. Carrie can be contacted on 02897564400 or by emailing [carrie@quinnestateagents.com](mailto:carrie@quinnestateagents.com)

### Mortgage Advice

If you require financial advice to buy this property, we are more than happy to recommend Laura McClean from Ritchie & McClean Mortgage Solutions. Laura can be contacted on 07731435310



For any enquiry relating to this property, please contact

**Carrie Mackin**

[carrie@quinnestateagents.com](mailto:carrie@quinnestateagents.com)  
07803626095

### 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](mailto:sales@quinnestateagents.com)



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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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