



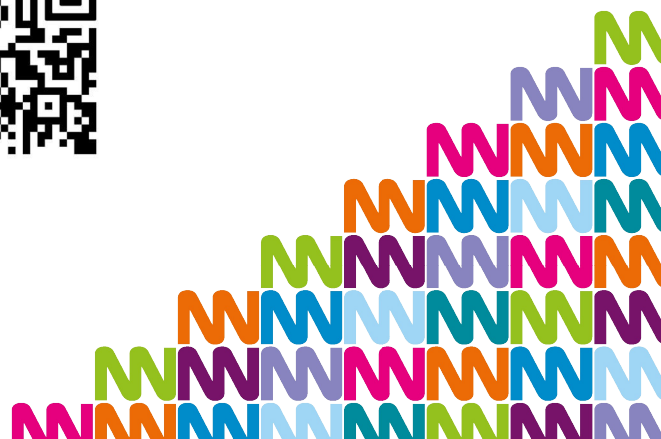
5 Ardpatrick Avenue
 Downpatrick
 BT30 6JF

Offers In The Region Of
£147,500

- Extended Mid Terrace Home
- Four Bedrooms, Master En-Suite
- Generous Living Room with Open Fire
- Open Plan Kitchen & Dining Area
- Floored Attic
- Elevated Site
- Enclosed Front & Rear Entertaining Areas
- Oil Fired Central Heating
- Ideal First Time Buy
- Chain Free Sale



Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			
(81-91) B			
(69-80) C			
(55-68) D		58	64
(39-54) E			
(21-38) F			
(1-20) G			
Not energy efficient - higher running costs			





Centrally located in a quiet cul de sac at the top of Racecourse Hill, boasting elevated views over Downpatrick and beyond, close to local schools, shops and eating establishments, this beautifully presented, extended home is a welcomed addition to the already thriving 2024 property market.

Offering flexible accommodation throughout, along with easily maintained outdoor areas to the front and rear, 5 Ardpatrick Avenue is sure to attract interest from a variety of purchasers.

Viewing is strictly by appointment which can be organised by contacting Edel Curran on 07703 612 257.

ACCOMMODATION

This sizeable mid terrace property comprises to the ground floor, open plan kitchen with dining area, lounge with open fire, shower room, cloakroom storage and two bedrooms, one with en-suite facilities. The family bathroom is located on the first floor, along with two double bedrooms. The floored attic space further enhances this family home.

OUTSIDE

The easily maintained front garden offers mobility friendly access to the the home, while the rear boasts a split level entertaining area, with gated access to the Killlough Road.

MORTGAGE ADVICE

If you require financial advice on the purchase of this property, please do not hesitate to contact Donnan Ritchie from Ritchie & McLean Mortgage Solutions on 07545 576 819 or email Donnan on donnan@ritchiemclean.co.uk Donnan is based in our Downpatrick branch.

CONTACT

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



For any enquiry relating to this property, please contact

Edel Curran

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07703612257

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Ballynahinch BT24 8AB
028 9756 4400

Downpatrick Branch

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Downpatrick BT30 6LP
028 4461 2100

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General Enquiries

sales@quinnestateagents.com



5 Ardpatrick Avenue, 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.

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