

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



For any enquiry relating to this property, please contact

Leanne Glover

leanne@quinnestateagents.com
07703612260



41 Willow Avenue
Banbridge
BT32 4RE

Offers In The
Region Of £185,000

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.

- Semi Detached Bungalow
- Three Bedrooms
- Spacious Lounge with Bay Window
- Open Plan Kitchen/Dining Area
- Fully Tiled Bathroom with Walk in Shower
- Low Maintenance Rear Garden
- Detached Garage
- Gas Heating
- EPC 71 C
- Chain Free Sale

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			
(81-91) B			
(69-80) C		71	71
(55-68) D			
(39-54) E			
(21-38) F			
(1-20) G			
Not energy efficient - higher running costs			



41 Willow Avenue

Banbridge, BT32 4RE

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Directions

Willow Avenue is situated on The Dromore Road Banbridge facing the fuel station. When entering take the second left and continue to the bottom of the cul de sac. No 41 is on the right hand side.

Perfect semi detached bungalow for those needing to downsize or requiring the ground level living space. The property has been very well maintained and comes with a stunning walk in shower room with a bath also. Three decent sized bedrooms and spacious lounge & open plan kitchen/Dining. This home is conveniently located on The Dromore Road Banbridge within reach of the shops, bus routes and Town Centre.

ACCOMMODATION

Entrance hall with wood flooring leading into the lounge, laid in carpet with bay window. Kitchen fitted with a modern range of high and low level cream coloured units to include eye level oven & grill, hob and recess for dishwasher or washing machine. Three double bedrooms and a family sized bathroom comprising bath, W.C, wash hand basin and walk in shower.

OUTSIDE

Well maintained front lawn with good sized tarmac driveway to side leading to the detached garage which is plumbed for washing machine. To the rear you have a low maintenance back garden with paved patio throughout.

MORTGAGE ADVICE

If you require financial advice on the purchase of this property, please do not hesitate to contact Ritchie & McLean Mortgage Solutions on 028 9756 8541 alternatively email donnan@ritchiemclean.co.uk or laura@ritchiemclean.co.uk

CONTACT

If you require a viewing please get in contact via phone Leanne on 02840622226/07703612260 or email - sales@quinnestateagents.com



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