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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



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

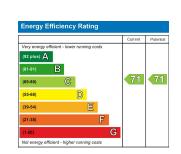
## **Terms & Conditions**

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 weather 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



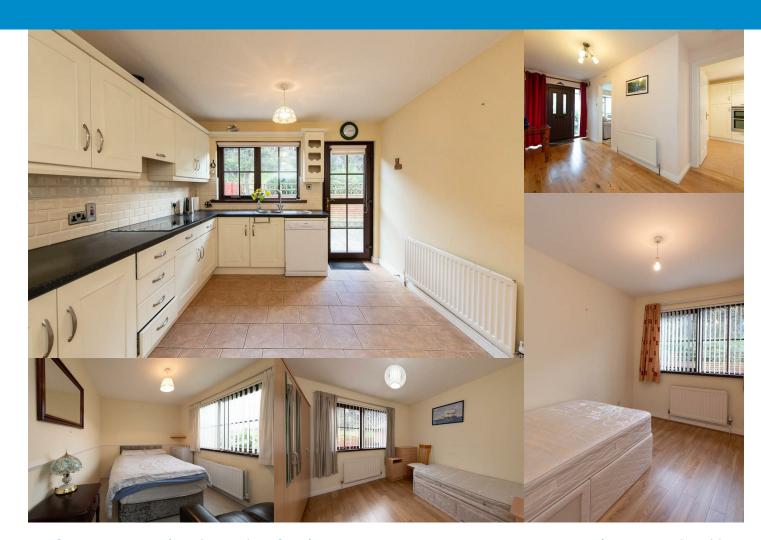




# **41 Willow Avenue**

Banbridge, BT32 4RE





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**

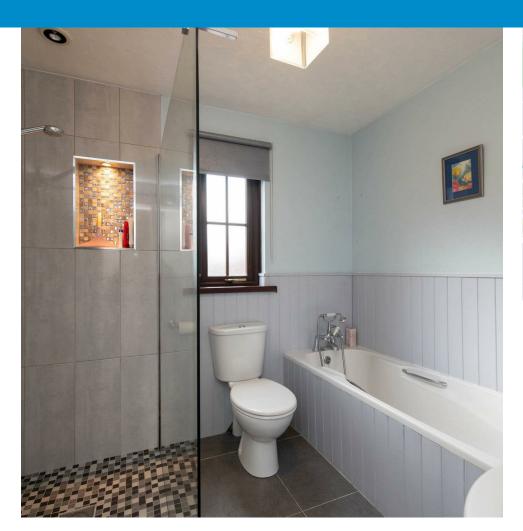
Well maintained front lawn with good sized tarmac driveway to side leading to the detached garage which is plumbed for washing machine. To the rear you have a low maintenance back garden with paved patio throughout.

### **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



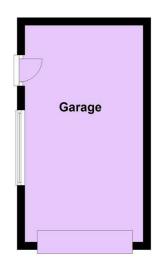


### **Directions**

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.

### **Ground Floor**





41 Willow Avenue, Banbridge