

QUINN

Estate Agents



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



67 Laurel Heights
Banbridge
BT32 4RJ

Offers In The
Region Of £260,000

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.

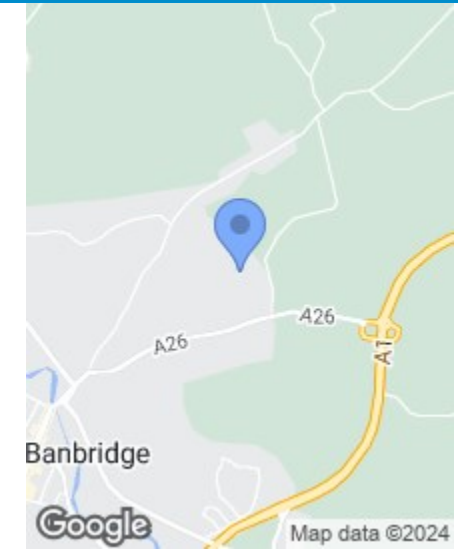
- Detached Family Home
- Four Bedrooms, Master Bedroom Ensuite
- Three Reception Rooms
- Spacious Kitchen with Separate Utility Room
- Ground Floor W.C
- First Floor family Bathroom
- Detached Garage
- Oil Fired Central Heating
- Chain Free Sale
- EPC - TBC

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			
(81-91) B			
(69-80) C			
(55-68) D		61	66
(39-54) E			
(21-38) F			
(1-20) G			
Not energy efficient - higher running costs			



67 Laurel Heights

Banbridge, BT32 4RJ



Directions

Laurel Heights is located on The Dromore Road, Banbridge. Travel out the Dromore Road past the graveyard on the left hand side. Turn left and left again and you enter the development.

We are delighted to present this beautiful four bed detached home. The property is located in a close proximity to the the A1 carriageway. The home offers a range of desirable features appealing to a vast range of buyers. Some features include a spacious driveway, and garage on the outside, downstairs W.C along with the family bathroom and master ensuite. This property is well presented throughout and would be an excellent family home and with a high rate of enquiries predicted, please ensure to call Leanne in our Banbridge branch at your earliest convenience on 02840622226, or alternatively direct any emails to sales@quinnestateagents.com.

GROUND FLOOR

Entrance hallway with wood flooring. Lounge with open fire and carpet. Family room with wood flooring. Ground floor W.C with tiled flooring and fitted with W.C and wash hand basin. Quality fitted kitchen comprising eye level oven & grill, integrated dishwasher & gas hob with space for free standing fridge freezer. Separate dining space with tiled flooring and double patio doors.

FIRST FLOOR

Four generous bedrooms, master bedroom with ensuite which comprises double shower cubicle, wash hand basin and W.C. Family bathroom with bath, w.C, wash hand basin with vanity beneath.

OUTSIDE

Detached garage with large tarmac parking to side. To the rear you have a paved patio area with grass lawn all fully enclosed and private.

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

