



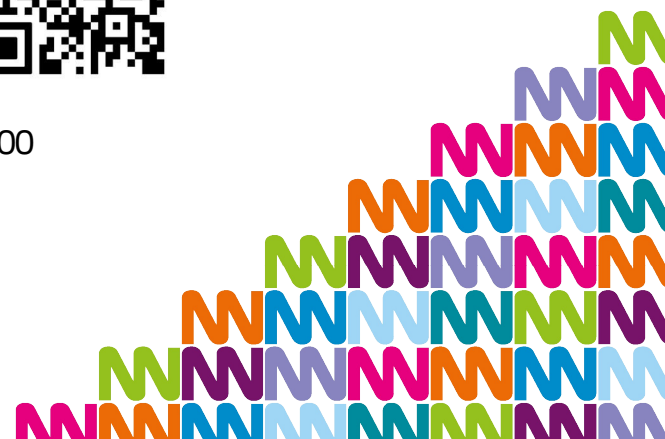
71B Cline Road
Banbridge
BT32 3HU

**Offers In The Region
Of £79,950**

- First Floor Apartment
- Two Bedrooms
- Bathroom Shower Over Bath
- Oil Fired Central Heating
- EPC D 67
- Garden Space Included
- Rental Potential £625.00 Per Calendar Month
- Leasehold - Service Charge & Ground Rent Approx £30.00 Per month
- Chain Free Sale
- Viewing By Appointment Only



Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			
(81-91) B			
(69-80) C			
(55-68) D		67	75
(39-54) E			
(21-38) F			
(1-20) G			
Not energy efficient - higher running costs			





Well presented first floor apartment with rear garden & oil heating. Two sizeable bedrooms with bathroom. Situated in the convenient location of Cline Road off the Old Newry Road, with walking distance of the town centre and amenities.

ACCOMMODATION

External stairs to the front door. Entrance hallway leading through to a great spacious lounge. Modern fitted kitchen with integrated gas hob, electric oven, space for washing machine & fridge. Two sizeable bedrooms and bathroom. Bathroom fitted with bath, shower overhead, W.C and wash hand basin.

OUTSIDE

On street parking with balcony to rear, outside space including storage.

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



For any enquiry relating to this property, please contact

Leanne Glover

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07703612260

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Ballynahinch BT24 8AB
028 9756 4400

Downpatrick Branch

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Downpatrick BT30 6LP
028 4461 2100

Banbridge Branch

18 Bridge Street
Banbridge BT32 3JS
028 4062 2226

General Enquiries

sales@quinnestateagents.com



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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