

## 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



185 Summerhill  
Banbridge  
BT32 3GG

Offers In The  
Region Of £135,000

### 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.

- Modern Townhouse
- Three Bedrooms
- Spacious Lounge
- Stunning Walnut Kitchen with Appliances
- Utility Area with Ground Floor W.C
- Off Road Parking
- Oil Fired Central Heating
- Approx 820 Sq ft
- EPC C 76
- Early Viewing Recommended

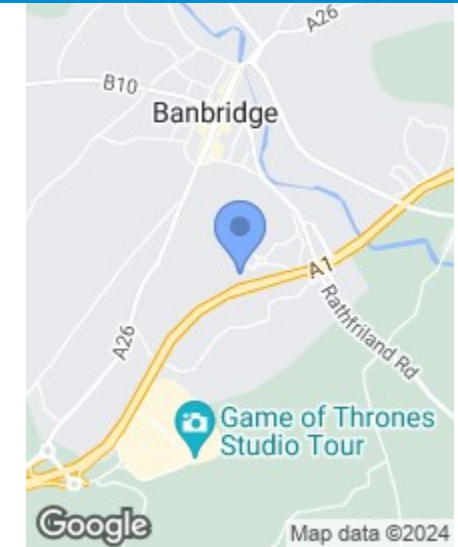
Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			
(81-91) B			
(69-80) C		76	79
(55-68) D			
(39-54) E			
(21-38) F			
(1-20) G			
Not energy efficient - higher running costs			



# 185 Summerhill

Banbridge, BT32 3GG

**QUIN**  
Estate Agents



## Directions

Summerhill is situated on the Rathfriland Road Banbridge. When leaving Banbridge take the Rathfriland Road and Summerhill is on the right hand side just after The Belmont Hotel.

Delightful & modern townhouse with three bedrooms and modern fresh feel throughout. Situated in the conveniently located Summerhill development on the Rathfriland Road Banbridge with reach of the Town Centre, shops, schools & bus station. Early viewing by appointment recommended.

## GROUND FLOOR

Entrance hallway leading through to the lounge with laminate wood flooring, dual aspect windows and stunning electric fire with surround. Modern fitted kitchen/dining area with integrated appliances such as fridge freezer, oven, hob & dishwasher. Utility area with recesses for washing machine & dryer. W.C accessed via utility area & fitted with wash hand basin & W.C.

## FIRST FLOOR

Stairs and landing laid in carpet with three good sized bedrooms and a family bathroom comprising bath, W.C, wash hand basin & shower cubicle.

## OUTSIDE

Double tarmac driveway providing good off road parking. To the rear you have a fully enclosed garden with pave patio area, grass lawn and deck area.

## 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](mailto:donnan@ritchiemclean.co.uk) or [laura@ritchiemclean.co.uk](mailto:laura@ritchiemclean.co.uk)

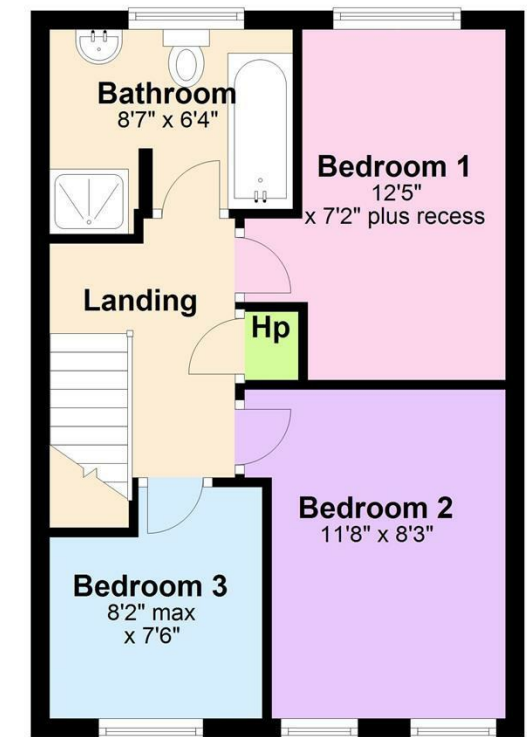
## CONTACT

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

## Ground Floor



## First Floor



185 Summerhill, Banbridge