



**33 Lisburn Road**  
Ballynahinch  
BT24 8TH

**Offers In The  
Region Of £85,000**

- Detached
- Bungalow
- Three Bedrooms
- Ample off-street parking
- Detached Garage
- Development Potential
- Attractive Location
- Walking Distance to Town Centre
- Contact Carrie on 02897564400
- Email [sales@quinnestateagents.com](mailto:sales@quinnestateagents.com)



Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			
(81-91) B			
(69-80) C			
(55-68) D			60
(39-54) E			
(21-38) F			
(1-20) G		10	
Not energy efficient - higher running costs			





This well located cottage is now available to view. The three bedroom timber framed bungalow is in need of renovation/replacement but boasts great potential for those who are able to take on this task and are cash buyers. Within walking distance to Ballynahinch's local amenities this is a great investment project. The cottage also provides ample off-street parking. Contact Carrie today to schedule a private viewing of the property on 02897564400 or email [sales@quinnestateagents.com](mailto:sales@quinnestateagents.com) for more information.

### Accommodation

The floorplan of the property comprises of a living room, three bedrooms, a wet room, kitchen and covered yard. On the property also is a detached garage.

### Location

This cottage bungalow is situated on Lisburn Street, on the outskirts of Ballynahinch just before the junction turning off onto the Magheraknock Road. Within walking distance of the town centre it is placed excellently to access public amenities with ease.

### Contact

The sale of this property is looked after by Carrie from our Ballynahinch branch. Carrie can be contacted on 02897564400 or by emailing [carrie@quinnestateagents.com](mailto:carrie@quinnestateagents.com)

### Mortgage Advice

If you require financial advice to buy this property, we are more than happy to recommend Laura McClean from Ritchie & McClean Mortgage Solutions. Laura can be contacted on 07731435310



For any enquiry relating to this property, please contact

**Carrie Mackin**

[carrie@quinnestateagents.com](mailto:carrie@quinnestateagents.com)  
07803626095

### 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](mailto: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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