



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



| 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 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

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

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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



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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