



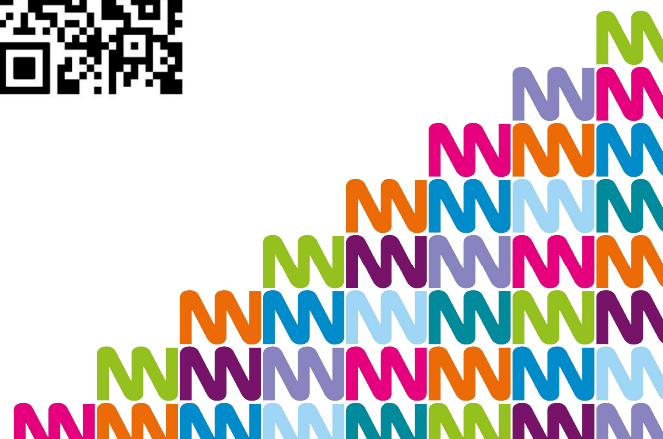
39 Frederick Street
Killyleagh
BT30 9QP

**Offers In The Region
Of £125,000**

- Mid Terrace Home
- Flexible Accommodation
- Generous Lounge
- Open Plan Kitchen & Dining Area
- Lower Ground Floor Accommodation
- Three First Floor Bedrooms
- Enclosed Entertaining Areas
- Centrally Located
- Ideal Starter Home
- Early Viewing Highly Recommended



Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus)	A		
(81-91)	B		
(69-80)	C	69	77
(55-68)	D		
(39-54)	E		
(21-38)	F		
(1-20)	G		
Not energy efficient - higher running costs			





This beautifully presented mid terrace home which will suit a variety of purchasers, is located on Fredrick Street, just off the A22, Downpatrick to Comber Road, close to all local amenities and both shoreline and country walks, as well as boasting front door views of Killyleagh Castle.

Tastefully decorated throughout, the generous and adaptable accommodation is spread over three floors and comprises living room, fitted kitchen and dining area, four good sized bedrooms.

Externally the property benefits from an easily maintained enclosed front and rear entertaining area.

Book your viewing by calling Edel on 07703 612 257.

ACCOMMODATION

This sizeable mid terrace property offers flexible accommodation across three floors, comprising a bedroom or second reception to the lower ground floor, open plan kitchen with dining area and lounge on the ground floor. The family shower room is located on the first floor, along with three bedrooms, all with built in storage.

OUTSIDE

With on street parking to the front, and enclosed front and rear entertaining area, this home offers low maintenance outdoor upkeep.

MORTGAGE ADVICE

If you require financial advice on the purchase of this property, please do not hesitate to contact Donnan Ritchie from Ritchie & McLean Mortgage Solutions on 07545 576 819 or email Donnan on donnan@ritchiemclean.co.uk Donnan is based in our Downpatrick branch.

CONTACT US

To organise your viewing, please contact Edel on 07703 612 257 or edel@quinnestateagents.com



For any enquiry relating to this property, please contact

Edel Curran

edel@quinnestateagents.com
07703612257

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



39 Frederick Street, Killyleagh

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.

QUINN
Estate Agents

quinnestateagents.com