

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

Carrie Mackin

carrie@quinnestateagents.com
07803626095



9 Millers Lane
Balloo
BT23 6RG

Offers In The Region
Of £325,000

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.

- Bluebell Cottage
- Recently Refurbished
- Superb Finish Throughout
- Open Plan/Kitchen Dining
- Spacious Lounge
- Three Bedrooms
- Separate WC
- Off Street Parking
- Call Carrie on 02897564400
- Email carrie@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	54	58
(39-54)	E		
(21-38)	F		
(1-20)	G		
Not energy efficient - higher running costs			



9 Millers Lane

Baloo, BT23 6RG

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Directions

From Saintfield centre go straight over the crossroads follow the directions for Killinchy. On approaching the village after the 30mph sign Millers Lane can be accessed on the left hand side.

We are pleased to showcase this stunning three bed cottage style property that has been extensively refurbished. Creating a charming home keeping the character of the property whilst including modern facilities for today's living. The refurbishment allowed for the property to benefit from the new extension providing more space for a new extended kitchen/dining area, utility and separate WC new heating system, the electrics have been updated and pipe work replaced. Situated in the popular and sought after village of Killinchy with many local amenities including Baloo House restaurant, and nearby coffee shops.

Accommodation

The accommodation comprises a spacious lounge, luxury kitchen and extended dining area, utility room and separate WC, three bedrooms and family bathroom.

Outside

On approaching the property at the gable end you can access the off street parking that would host three/four cars. The property benefits from an enclosed rear garden that has been recently updated with a new fence for privacy and paving. The rear of the property looks over the surrounding countryside.

Contact

The sale of this property is looked after by Carrie from our Ballynahinch branch. Carrie can be contacted on 02897564400 or by emailing sales@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



9 Millers Lane, Killinchy