



## 11 Hillview

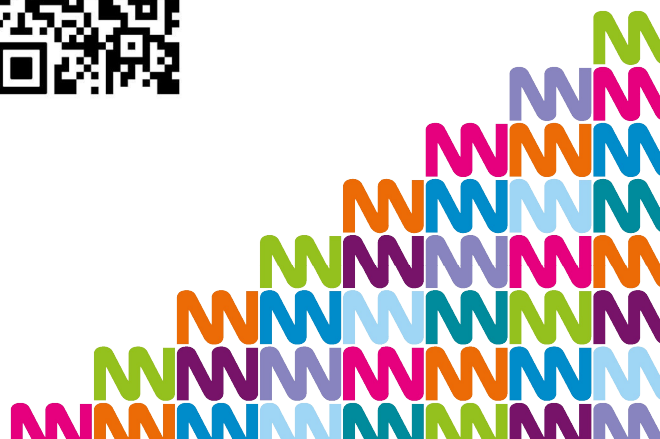
Shrigley, Killyleagh  
BT30 9UL

## Offers In The Region Of £182,500

- Detached Family Home
- Three Double Bedrooms
- Generous Lounge With Open Fire
- Open Plan Kitchen & Dining Area
- Ground Floor WC
- Off Street Parking
- Enclosed Rear Garden & Entertaining Area
- Early Viewing Encouraged
- Enquiries to Edel 07703 612 257



Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus)	A		
(81-91)	B		
(69-80)	C		
(55-68)	D	55	66
(39-54)	E		
(21-38)	F		
(1-20)	G		
Not energy efficient - higher running costs			





This detached home which will suit a variety of purchasers, just off the Crossgar Road, is situated approximately one mile outside Killyleagh, in the small village of Shrigley.

Well maintained throughout, the generous accommodation is spread over two floors and comprises living room, fitted kitchen and dining area, three good sized bedrooms.

Externally the property benefits from an easily maintained lawns and enclosed garden and paved entertaining area.

Book your viewing by calling Edel on 07703 612 257.

#### ACCOMMODATION

This sizeable detached home comprises bathroom, three double bedrooms, one with built in storage, open plan kitchen with dining area, lounge with open fire and ground floor WC.

#### OUTSIDE

With off street parking, side lawn and enclosed, private rear garden and paved 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



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