



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

Leanne Glover

leanne@quinnestateagents.com
07703612260



**35 Ashvale Drive
Hillsborough
BT26 6DN**

**Offers In The
Region Of £229,950**

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.

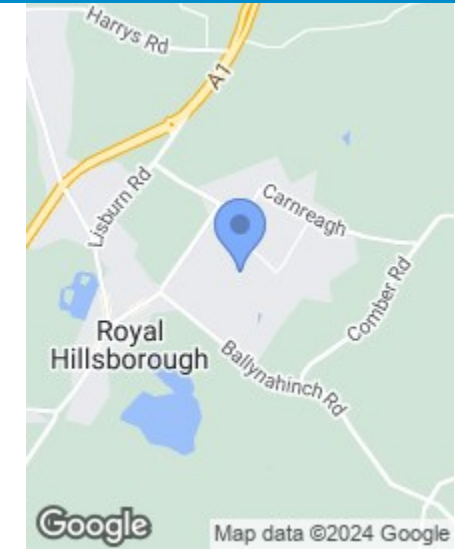
Valuation/Mortgage Service

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.

- Semi Detached Home
- Three Bedrooms
- Two Reception Rooms
- Fitted Kitchen with Space For Appliances
- Fully Tiled, Modern Bathroom Suite
- Gas Heating
- Detached Garage & Off Road Parking
- Private Fully Enclosed Rear Garden
- EPC C 74
- Viewing By Appointment Only

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			
(81-91) B			
(69-80) C		75	75
(55-68) D			
(39-54) E			
(21-38) F			
(1-20) G			
Not energy efficient - higher running costs			





Directions

Ashvale Drive is situated on the Ballynahinch Road Hillsborough, just a 6 minute walk or a 3 minute drive from the Town Centre.

Fantastic semi detached home in a very popular location of the Ballynahinch Road, Hillsborough. The home has been perfectly maintained by its current owners and I'm sure will appeal to many buyers.

Located in the heart of Royal Hillsborough within a short walk to Hillsborough Forest Park, schools, shops and all other amenities.

GROUND FLOOR

Entrance hallway with laminate flooring & under stair storage space leading into the living room, laid with carpet and red brick fireplace. Kitchen fitted with range of high and low level units with space for washing machine, cooker and fridge freezer, a separate dining room with laminate flooring or snug as currently used.

FIRST FLOOR

Bedroom one with rear view aspect and built in robes. Bedroom two laid with carpet & bedroom three with built in robe. Fully tiled bathroom comprising bath with shower overhead, W.C, wash hand basin and heated towel rail.

OUTSIDE

Off road parking with tarmac driveway, small area of grass lawn. Detached garage to side with fully enclosed & private rear garden which provides paved patio and grass lawn areas.

MORTGAGE ADVICE

If you require financial advice on the purchase of this property, please do not hesitate to contact Laura McGeown @ Ritchie & McLean Mortgage Solutions on 07716819003 alternatively you can email laura.mcgeown@ritchiemclean.co.uk

CONTACT

If you require a viewing please get in contact via phone Leanne on 02840622226/07703612260 or email - sales@quinnestateagents.com

