



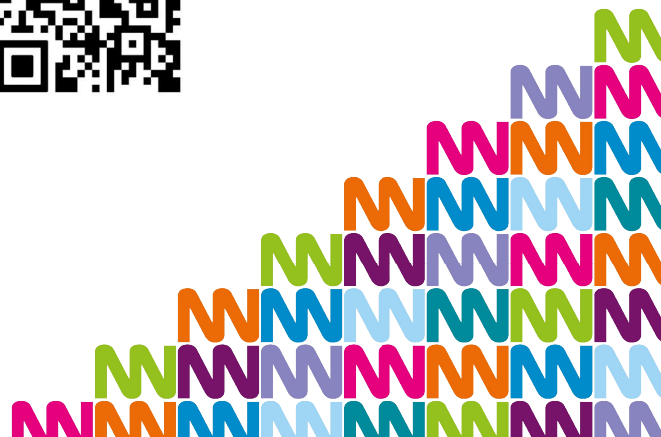
34 Whitethorn Lane
Kinallen
BT25 2DL

**Offers In The
Region Of £135,000**

- Semi Detached Home
- Three Bedrooms
- Modern Kitchen with Dining Space
- Spacious Lounge
- First Floor Bathroom
- Fully Enclosed Garden
- Oil Fired Central Heating
- Early Viewing Recommended
- EPC - D 64
- Off Road Parking



| Energy Efficiency Rating | | Current | Potential |
|---|---|---------|-----------|
| Very energy efficient - lower running costs | | | |
| (92 plus) | A | | |
| (81-91) | B | | |
| (69-80) | C | | |
| (55-68) | D | 64 | 69 |
| (39-54) | E | | |
| (21-38) | F | | |
| (1-20) | G | | |
| Not energy efficient - higher running costs | | | |





Situated in a popular residential development of Whitethorn in Kinallen and short drive from surrounding village of Dromara, Dromore, Banbridge & Ballynahinch. This home has been well maintained and will suit an investor or a first time buyer.

GROUND FLOOR

Entrance hallway leading into lounge with carpeted flooring, dual aspect windows and electric wall hung fire with some under stair storage. Open plan kitchen /dining with tiled floor throughout and comprising range of high and low level units with space for cooker and integrated washing machine.

FIRST FLOOR

Two double bedrooms with carpet and one single room also with carpet. Bathroom fitted with white three piece suite comprising p shaped bath with shower overhead, W.C and wash hand basin.

OUTSIDE

Off road parking to front providing space for two cars leading up side to fully enclosed rear garden with grass lawn.

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



For any enquiry relating to this property, please contact

Leanne Glover

leanne@quinnestateagents.com
07703612260

Ballynahinch Branch

24 High Street
Ballynahinch BT24 8AB
028 9756 4400

Downpatrick Branch

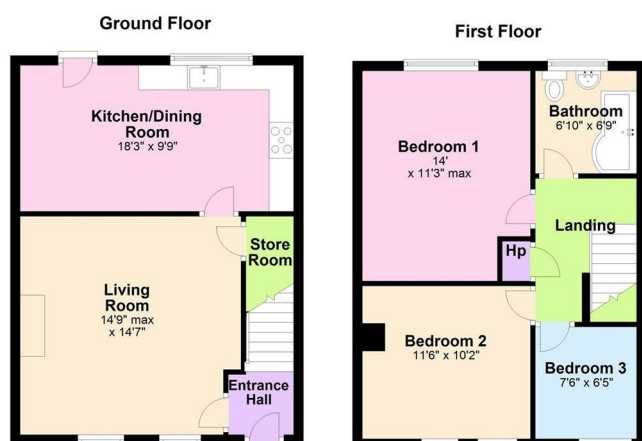
49-51 Market Street
Downpatrick BT30 6LP
028 4461 2100

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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