





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



20 Church View Way Lawrencetown BT63 6DH

Offers In The Region Of £120,000

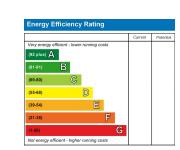
Terms & Conditions

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 weather 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 Approx 1345 sq ft
- Four Bedrooms
- Three Reception Rooms
- Fitted Kitchen with Utility Area
- Ground Floor W.C
- First Floor Family Bathroom
- Oil Fired Central Heating
- On Street Parking
- EPC TBC
- Chain Free Sale



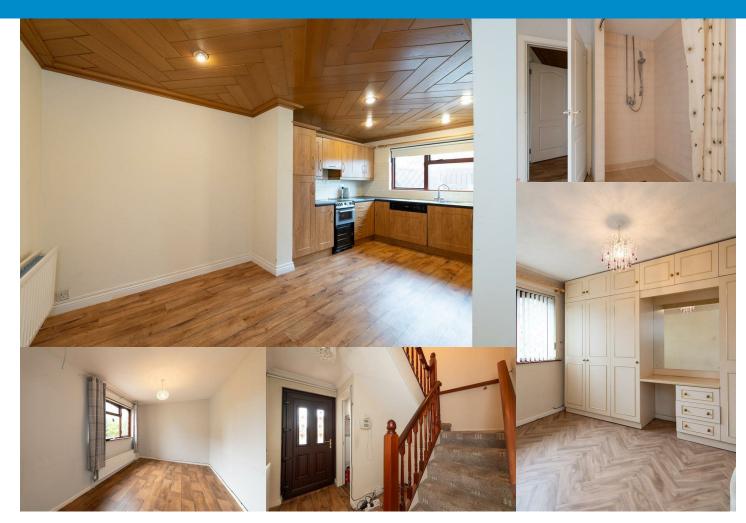




20 Church View Way

Lawrencetown, BT63 6DH





We are excited to present this extensive semi detached home to the market. Extended approx 30 years ago and built around 1978 this home is a perfect starter home or investment alike providing four first floor bedrooms, bathroom, ground floor W.C, kitchen with utility and three further receptions rooms. Situated in a quiet end of cul de sac location within the popular residential area in the heart of Lawrencetown, this house will appeal to many so call quick to avoid disappointment.

GROUND FLOOR

Entrance hallway with access to the ground floor W.C leading into the spacious lounge with large bay window, vinyl flooring, fireplace with electric fire inset. Dining area open plan through to fitted kitchen with space for fridge freezer, cooker and to include integrated dishwasher. Rear hall with back door and separate utility room. Additional ground floor room which was currently set up as a ground floor fifth bedroom with wet room but could be easily changed into a second lunge/family room if required.

FIRST FLOOR

On the first floor you have four good sized bedrooms, two with built in wardrobes and one with fixed wardrobes. The bathroom is fully tiled comprising bath with shower overhead, W.C and wash hand basin. Additional storage cupboard in landing with separate hot press.

OUTSIDE

Fully enclosed front garden with with mature shrubs planted. To the rear you have a further fully enclosed garden, quite low maintenance with large paved patio area & mature shrubs and planting with an east facing aspect. Parking for this property is on street.

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





Directions

From Lawrencetown turn onto Drumnascamph Road, after approx 0.1 miles turn right into Church View drive, take the second right and continue to the end & No 20 on the left hand side.





