

## 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 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 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

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





# 20 Church View Way

Lawrencetown, BT63 6DH

**QUIN**  
Estate Agents



### Directions

From Lawrencetown turn onto Drumnascamp 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.

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 lounge/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@ritchieclean.co.uk](mailto:laura.mcgeown@ritchieclean.co.uk)

### CONTACT

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

