

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



76 Limewood
Banbridge
BT32 3FJ

Offers In The
Region Of £135,000

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
- Three Bedrooms
- Spacious Lounge with Wall Panelling
- Open Plan Kitchen/Dining Area
- Ground Floor W.C
- First Floor Bathroom
- 975 Sq ft Home
- Corner Site with South Facing Garden
- EPC D 66
- 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 | | 66 | 71 |
| (39-54) E | | | |
| (21-38) F | | | |
| (1-20) G | | | |
| Not energy efficient - higher running costs | | | |





[Directions](#)

Immaculate chain free semi detached home up for grabs. Ideal first time home or investment property. The home has been very well cared for and situated in a quiet cul de sac location with south facing garden. Benefits from three good sized bedrooms, bathroom, ground floor W.C, spacious lounge with open plan kitchen/dining. Dont miss out, call now to arrange your viewing.

GROUND FLOOR

Entrance hallway with access to first floor. Spacious lounge with stunning wall panelling with double doors leading into open plan dining/kitchen area, modern kitchen units with space for cooker, fridge freezer, washing machine & dishwasher. Sliding patio doors leading out to the rear garden. Inner hallway leading to ground floor W.C.

FIRST FLOOR

Bedroom one with rear view aspect and carpet laid. Bedroom two, double room with carpet laid. bedroom three single room again with carpet laid. Bathroom fitted with white three piece suite to include W.C, wash hand basin & bath with shower overhead.

OUTSIDE

Corner site with off road parking leading onto side and rear garden which is south facing with small grass lawn area to front.

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

Ground Floor



First Floor

