

## 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**

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07703612260



**69 Brookfield Avenue**  
Banbridge  
BT32 3BZ

**Offers In The**  
Region Of **£95,000**

### 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.

- End Terraced Home
- Three Bedrooms with Built In Wardrobes
- Spacious Lounge
- Open Plan Kitchen/Dining Area
- Separate Utility Area & Storeroom
- Freshly Painted & Carpeted Throughout
- Oil Fired Central Heating
- 1050 Sq Ft Chain Free Home
- EPC D 57
- Viewing By Appointment Only

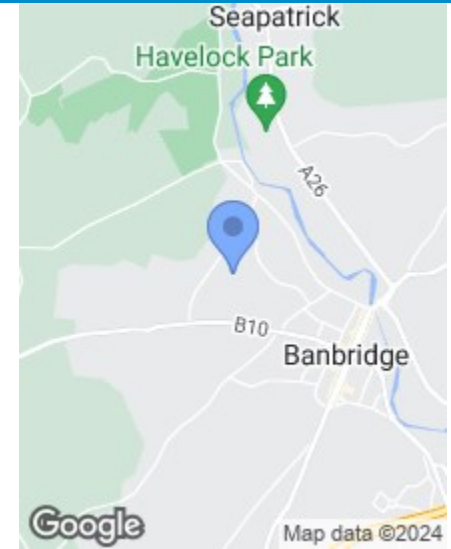
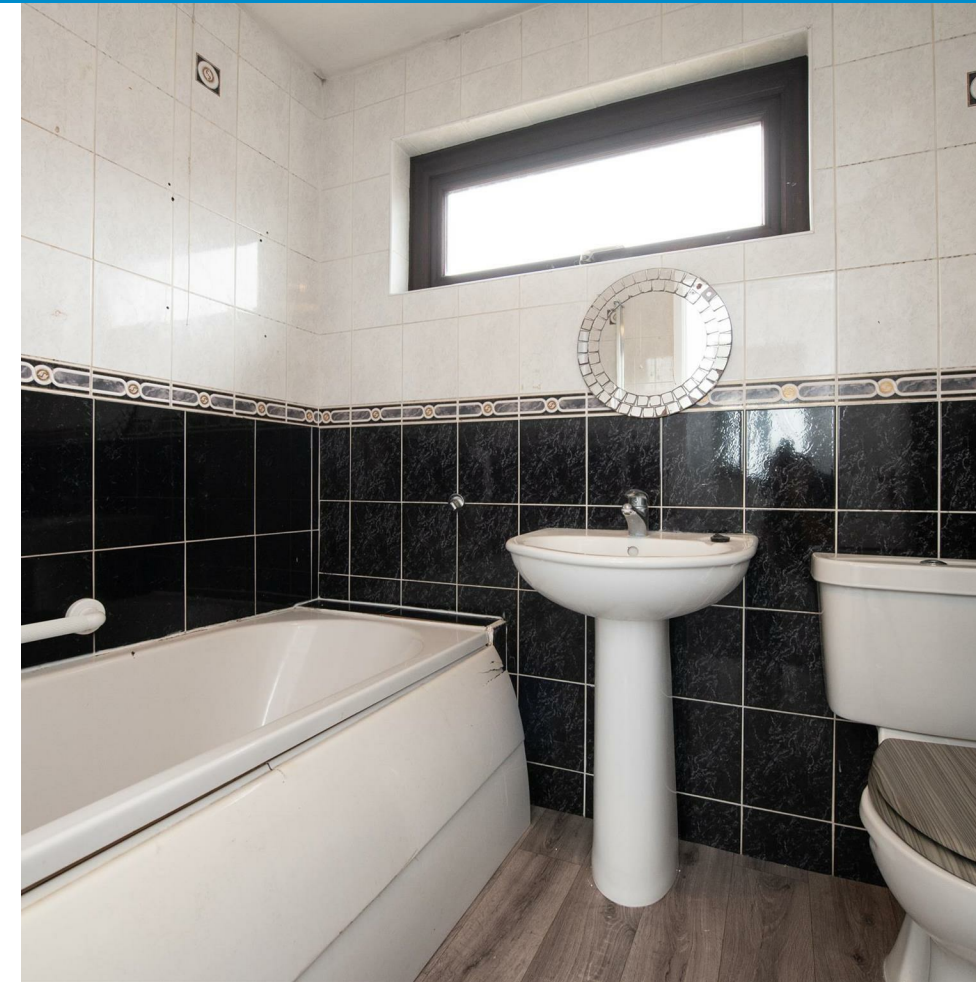
Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus)	A		
(81-91)	B		
(69-80)	C		
(55-68)	D	57	60
(39-54)	E		
(21-38)	F		
(1-20)	G		
Not energy efficient - higher running costs			



# 69 Brookfield Avenue

Banbridge, BT32 3BZ

**QUIN**  
Estate Agents



[Directions](#)

Perfect investment opportunity with this chain free, end terraced home. The property has been freshly painted with new carpets laid throughout leaving it move in ready. This home provides three first floor bedrooms all with built in wardrobes, fully tiled bathroom, spacious lounge and open plan kitchen/dining with the added benefit.

## GROUND FLOOR

Spacious entrance hallway with access to first floor and leading into the living room with newly laid carpet, freshly painted & fitted with electric fire place. Moving on into the kitchen/dining area which is fitted with range of high and low level units with space for appliances. Additional utility area & store room with the back hallway with access to rear garden.

## FIRST FLOOR

Three good sized bedrooms all with fitted wardrobes, newly laid carpets and all freshly painted. Bathroom comprising white three piece suite with shower over bath, tiled walls and vinyl flooring. Additional closet space in landing area.

## OUTSIDE

On street parking with enclosed front and rear gardens, situated on a corner site with great sized rear garden, also with south facing aspect.

## 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](mailto: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](mailto:sales@quinnestateagents.com)

Ground Floor



First Floor

